

City of Decorah
Planning and Zoning Commission
November 11, 2013 – 7:00pm

Meeting Minutes

Members present included: Ross Hadley, Lynne Sootheran, Benji Nichols, Barbara Massman and Stan Moellers. Absent: Brian Cook and Donna Rae Ibanez. Others present included City Manager Chad Bird.

Approval of the October 14 and October 21, 2013 meeting minutes

Motion by Massman and seconded by Moellers to approve the minutes from the October 14 and October 21 meetings with the correction noted that Sootheran was not present for the October 14 meeting.

Roll call vote: Unanimous, motion passed.

7:15pm Public hearing on rezoning the M-3 District in its entirety along Railroad Avenue to C-2 Commercial

Nichols moved and Hadley seconded a motion to open the public hearing.

Roll call vote: Unanimous, motion passed.

Nichols noted the purpose of the public hearing was to discuss possible rezoning of the M-3 Industrial District along Railroad Avenue.

Lisa Krieg commented that rezoning the area would make the property and buildings more marketable than the current industrial zoning restrictions.

Bird read the list of permitted uses from the M-3 District and the C-2 District. There was general conversation about the nature of the uses and the character of the neighborhood.

Nichols moved and Hadley seconded a motion to close the public hearing.

Roll call vote: Unanimous, motion passed. 7:25pm.

Nichols asked Bird to discuss the notification and public notice process. Bird discussed the publication requirements; the mailing of notice to surrounding property owners and next steps to council should the Commission recommend rezoning.

Consider a request to rezone properties from M-3 Industrial to C-2 General Commercial along Railroad Avenue

Sotheran moved and Hadley seconded a motion to recommend rezoning of the M-3 Industrial District to C-2 General Commercial along the Railroad Avenue area.

Roll call vote: Unanimous, motion passed.

Discussion and possible action on Final Plat – Trails View Subdivision

Bird noted that this final plat has been submitted for commission review. He noted staff comments only reinforce the suggestion of the commission that sidewalks be included in the development if and when it become more densely populated or is incorporated into the city limits. There were no other comments.

Moellers moved and Massman seconded a motion to approve the final plat for Trails View Subdivision.

Roll call vote: Unanimous, motion passed.

Discussion and possible action on Zoning Code Chapter 17.16.120 Prohibited Signs

There was discussion about possible changes to the sign codes and developing an approach to begin a review and possible re-write of the codes. The commission also discussed a sign moratorium and how that could be implemented.

The commission asked Bird to establish a sign review / study committee to write some examples and bring back to the Commission for review. Possible persons to serve on the review team were discussed.

Discussion and possible action on subdivision fees

The commission supported work being done by staff to update fees and charges for service under the city's fee resolution.

Other Business

- a. Ross Hadley informed the Commission that he is resigning his position on the Commission due to a move of his family out of the city limits. He thanked the Commission for their work and for the experience.

There being no other business, the meeting was adjourned at 8:88 p.m.

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator