

City of Decorah
Planning and Zoning Commission
February 13, 2017 – 7:00pm
Meeting Minutes

Members present included: Nathan Thompson, Brian Cook, Barbara Massman, Jarrad Walter, Llew Jenkins, Tony Clarke and Stan Moellers

Others present: Zoning Administrator / City Manager Chad Bird.

Consider approval of minutes from the January 9, 2017 regular meeting

Motion by Walter and seconded by Massman to approve the minutes from the January 9, 2017 regular meeting.

Roll call vote: Unanimous, motion passed.

7:10pm - Public hearing on rezoning of property; Winneshiek Farmer's Co-op – Cohen – Esry Multi-Family property parcel M-2 Limited Industrial to R-3 Multi-Family Residential
Bird read a statement from the applicant in this case and noted that the applicant wished to withdraw his application for rezoning at this time. Bird also noted that the current property owner did not wish to have the rezoning proceed or considered further.

There were no other public comments.

Consider a request for rezoning of properties from M-2 Limited Industrial to R-3 Multi-Family Residential; Winneshiek Farmer's Co-op, 824 East Water Street

The action item was withdrawn upon the request of the applicant. No action was taken.

Discussion and possible action on commercial property site plan re: 401 College Drive, Casey's General Store

Bird noted that he had been in conversation with representatives from Casey's regarding comments from the commission. Bird presented the site plan application materials and reviewed several key points. Bird noted there were no significant changes from earlier submittals of the information. Bird noted the project does need Board of Adjustment approvals for three variances and that those would be considered on Wednesday, February 15, 2017. He noted they are for rear-yard (west), side-yard (south) and for parking and loading considerations.

Jeff Fliger, representing Casey's was present and reviewed the project with the commission.

The commission raised a question about the security lighting on the rear of the building and Casey's indicated the light would be installed at a height of 10' for the downward casting LED light. Bird noted he had informed Casey's of the concern of illumination of neighbors to the west.

Other issues the commission raised had been reviewed and addressed.

Motion by Massman and seconded by Moellers to recommend approval of the site plan to the city council.

Roll call vote: Unanimous, motion passed.

Consider **Resolution No. 2017-1** re: final plat review for Scenic View Estates
Subdivision, plat ten

Bird noted the submission of the final plat submittal for the tenth addition to the Scenic View Estates subdivision area from owner / developer Steve Downing. Bird noted the preliminary plat was approved in July 2015.

Bird reviewed the check list with the commission and noted several pieces moving or missing on this final plat and that they should be completed before council approval. Most of the documentation legally required is not complete.

Bird noted from conversations with the city's engineer that the street is not yet paved but almost all of the other utility and infrastructure work is complete. He noted there are provisions for storm sewer, street lights and sidewalks.

Bird said he and staff recommend approval subject to completion of code requirements and installation of incomplete improvements.

**Motion by Walter and seconded by Clark a recommendation to approve subject to submittal of all required documentation to the city council.
Roll call vote: Unanimous, motion passed.**

Discussion, review and update of city's 2012 comprehensive plan

Bird distributed chapter 5 of the city's comp plan for the commission to review. The chapter focuses on natural, agricultural and cultural resources.

The city's historic preservation commission offered some comments in the review.

The commission reviewed the chapter extensively and noted suggested changes and updates. The commission directed Bird to make the appropriate updates and changes.

Other business

There being no other business, the meeting was adjourned at 7:51pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator