

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of February 15, 2017

John Moeller called the meeting to order at 5:00pm and the following answered roll.
Present: Janelle Pavlovec, Steve Johnson, Carol Hagen and Sue Sander.

Also in attendance: Zoning Administrator Chad Bird

Approval of Minutes of the January 9, 2017 meeting

Sander moved and Johnson seconded approval of the minutes as presented.

Roll call vote: Unanimously approved.

Consider election of Board Chair and Vice-Chair

Johnson moved and Sander seconded a motion to nominate Moeller as chair and Johnson as vice-chair.

Roll call vote: Unanimously approved.

K&J Slouth, LLC for 610 5th Avenue requesting permission to construct a new duplex / two family structure contrary to the R-2 zoning regulations

The first item on the agenda is an application for K&J Slouth, LLC for 610 5th Avenue requesting permission to construct a duplex / multi-family structure contrary to the R-2 zoning regulations.

Mr. Tade Kerndt spoke about the application saying he is proposing to demo and remove the existing single-family structure and replace it with a new two-family structure. As developer, he is proposing a front-yard of 25' versus 35' per code and side-yard setbacks of 7' versus code requirements of 10'. All other proposed bulk regulations meet code requirements. Kerndt also distributed a copy of an image of the proposed building.

Dan Sand, 706 5th Avenue spoke about the impact of having a dwelling so close to his property. He urged the board to adhere to the 10' zoning code side-yard setback.

Eugene Somdahl, 701 5th Avenue expressed concern that the new proposed construction was not in keeping with the character of other homes along 5th Avenue.

Russell Novak, 1924 Ballroom Road, spoke in favor of the project and said it would improve the lot considerably over what is currently there.

Wanda Deifelt, 608 5th Avenue, spoke in favor of the project and said it would be a big improvement to the neighborhood. She noted she appreciates the new development and did not see an impact on existing neighbors.

There were no other public comments and Moeller closed the public comment portion of the meeting.

In board discussion, Johnson noted that he considers the application appropriate. Hagen wondered whether the proposed construction can be squeezed into the lot. Kerndt noted that it would change the layout and that he could alter the building layout a little to better accommodate but too many changes would be detrimental to the building.

Johnson moved and Sander seconded a motion to approve the application. Sander noted that it is a nice improvement to the area.

Roll call vote: Unanimously approved.

Casey's Marketing Company / General Stores for 401 College Drive requesting permission to construct a replacement commercial building contrary to the C-2 zoning regulations

Jeff Fige, representing Caseys, proposed a site plan to demo and remove the existing commercial structure on this property. He stated the owner intends to construct a new commercial convenience store facility on the same lot with different setback lines.

Fige noted the owner is seeking a variance from the rear-yard (west) setback from the required 15 feet to 5 feet. The owner is also seeking a variance from the side-yard setback from the required 15 feet to 6 feet. The owner is also seeking a variance from the zoning parking and loading requirements which stipulate 4.5 spaces per 1,000 sq ft of floor space and would necessitate 15 spaces to 9 spaces. Bird noted the current facility does not meet the current code provisions.

There was general discussion regarding the security lights and on-site parking spaces. Fige asked Bird if the store could count the fuel pump parking spaces in the totals. Bird advised that he did not see why they couldn't be counted as some customers only purchase fuel then drive away.

In public comment; Karen Guttebo, 207 Leif Erikson Drive noted she did not want the Casey's store any closer to the lot line than it current is. She noted Casey's owns the fence.

Jim Juve, 501 Locust Road, supports the business and its expansion noting that he never has any issues or problems with the owner or the customers.

In board discussion, Sander and Johnson approved of the application and with regard to lighting and parking thought the proposed improvements were positive.

Sander moved and Johnson seconded a motion to approve the application.

Roll call vote: Unanimously approved.

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Other Business

There being no other business, the meeting was adjourned at 5:50pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "C. A. [unclear]", is written below the text "Respectfully submitted,".