

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of January 9, 2017

Steve Johnson called the meeting to order at 5:00pm and the following answered roll.
Present: Janelle Pavlovec and Sue Sander. The board is short one member.

Absent: John Moeller

Also in attendance: Zoning Administrator Chad Bird

Johnson asked for consideration of the minutes of the December 12, 2016 meeting.
Sander moved and Pavlovec seconded approval of the minutes as presented.
Roll call vote: Unanimously approved.

The first item on the agenda is an application for Pete Marso for 700 Dudley Street requesting permission to construct a contractor's shop / commercial building contrary to the C-1 hwy commercial zoning regulations.

Marso spoke about the application noting that the irregular shape of the lot does not allow for traditional building setbacks. He proposed a variance on the front, side and rear yards to allow for his proposed structure.

The board reviewed the variances as required for front, side and rear-yard setbacks as follows;

	Required	Requested
Front-yard (Dudley St)	25'	18'
Side-yard (alley)	25'	16'
Rear-yard (angle)	20'	8'

Marso noted that he is proposing a 1,953 sq ft contractor's shop.

Carlton Fagerlie, Jr, 1019 Division Street spoke about the impact delivery trucks and extra traffic may have on the neighborhood. He also expressed concern about snow removal. Mr. Fagerlie also noted that traffic on Dudley can get busy with the other commercial activity in the area.

Lyla Steele, 1017 Division Street also expressed concern about traffic and visibility in the area.

Carol Hagen, 503 Center Street asked if the applicant had considered any other commercial lots in the community. Marso noted he had and added that there are not many available.

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

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In board discussion, Pavlovec inquired about the plat of survey and noted that she believed the provided Beacon image to be incorrect. Marso noted that he has an official plat of the parcel.

Sander recommended the planning and zoning commission consider the building's aesthetic qualities and encouraged the applicant to add landscaping and other features to the site so they building has a softer feel for the residential neighbors.

Sander moved and Johnson seconded a motion to approve the application with a recommendation to the planning and zoning commission that the site plan include and the commission consider site amenities and aesthetics in the final building design.

Roll call vote: Unanimously approved.

Other Business

There being no other business, the meeting was adjourned at 5:24pm.

Respectfully submitted,

