

City of Decorah
Planning and Zoning Commission
July 10, 2017 – 7:00pm
Meeting Minutes

Members present included: Llew Jenkins, Nathan Thompson, Tony Clarke, Joel Zook, Barbara Massman and Stan Moellers

Members absent: Brian Cook

Others present: Zoning Administrator / City Manager Chad Bird.

Consider approval of minutes from the June 14 and June 26, 2017 meetings

Motion by Clarke and seconded by Moellers to approve the minutes from the June 14 and June 26 commission meetings.

Roll call vote: Unanimous, motion passed.

7:10pm - Public hearing on rezoning of property; David and Julie Olson, 1006 Woodside Drive C-2 General Retail and Service District to R-2 Single to Four-Family Residential District

David Olson, 1006 Woodside Court and applicant spoke about the application to change zoning from C-2 commercial to a residential zoning. He noted that he believed the lot had more value as residential and that it fit better with the neighborhood.

Mr. Olson noted that while R-2 might support four-family construction it was his intent if the lot were sold to be for single family use.

Bird noted he had received two inquiries into the proposed use and he noted that he did not believe the owner intended anything other than single family use if the lot is sold. Bird noted the rezoning is for one single lot at this address.

There were no further public comments.

Consider a request for rezoning of property; David and Julie Olson, 1006 Woodside Drive C-2 General Retail and Service District to R-2 Single to Four-Family Residential District

In commission discussion Bird noted that a site plan would be required if the property were proposed for a four-family unit. Bird also noted that while there is R-1 zoning across the street he did not believe R-1 matched the remaining area of the originally platted subdivision.

There was general agreement from the commission regarding the comparison from R-1 to R-2 zoning with the commission favoring R-2.

Motion by Moellers and seconded by Zook to recommend approval of the rezoning application for 1006 Woodside Court to R-2 Single to Four-family residential district.

Roll call vote: Unanimous, motion passed.

Consider Site Plan Review re: 300 West Main Street, *Saint Benedict's Catholic Church Addition*

Bird reviewed the site plan for this addition to the church building in the C-3 district. He shared with the commission the site plan review. Bird noted the review did not reveal any major concerns noting that storm water and other utilities were utilizing existing services on the site.

The commission expressed concern for any noise which may be generated by the roof top unit (RTU) proposed for the west and southwest area of the site plan.

The commission also expressed concern the city's existing storm water system could handle any increase in flow that may be generated by the new addition.

**Motion by Zook and seconded by Moellers to recommend approval of the Saint Benedict's Catholic Church Addition.
Roll call vote: Unanimous, motion passed.**

Consider Site Plan Review re: 1015 Paine Street, *Patrick McDermott (current Aspen Alley Store)*

The commission reviewed the site plan checklist with Bird. The commission engaged in conversation regarding the traffic flow and especially the exit from the car wash facility.

Bird stated he was unsure of the actual traffic pattern proposed by the developer but he did note that the new facility would be a high-speed and high-efficient car wash and he doubted there would be much of a traffic issue on the site.

The commission had questions and request for more information, namely;

To see a more detailed traffic detail

To know if there would be other site amenities common with a car wash such as vacuums and other treatments

Whether there would be any other staff on site during normal business / operational hours

Pending this information, the commission did not take action on the site plan application.

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

a. Chapter 8 – Intergovernmental and Chapter 10 – implementation

The commission spent time reviewing the two chapters of the comprehensive plan and discussing strategies for being more impactful in the community as the planning force and resource.

The commission directed Bird to engage other user groups in the community in overall community planning discussions.

The commission expressed a desire to look at strategic areas each month and discuss them in a planning framework with other groups or boards.

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Other business

There being no other business, the meeting was adjourned at 8:35pm

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Chad A. Bird".

Chad A. Bird
City Manager
Zoning Administrator