

City of Decorah
Planning and Zoning Commission
August 14, 2017 – 7:00pm
Meeting Minutes

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

Members absent: Brian Cook and Stan Moellers

Others present: Zoning Administrator / City Manager Chad Bird.

Consider approval of minutes from the July 10, 2017 meetings

Motion by Massman and seconded by Zook to approve the minutes from the July 10, 2017 commission meeting.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: West Music Decorah, 126 East Water Street - sign

Bird noted this application is for new signage and façade work (paint) at 125 East Water Street. The commission reviewed the concept attached with the application. Bird noted the work meets city code for C-3.

Motion by Zook and seconded by Massman to recommend approval of the C-3 application West Music at 126 East Water Street.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: La Rana Bistro, 120 Washington Street – sign

Bird noted this application is for new signage This application proposed a new sign at this location as noted in the concepts provided. Bird noted the sign will be in internally lit. The proposed sign meets city code for C-3.

Motion by Clarke and seconded by Massman to recommend approval of the C-3 application La Rana Bistro at 120 Washington Street.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: The Getup, 102 West Water Street, façade and sign

Bird noted this application is for new signage and proposes to change some of the building façade with weathered looking boards and install a new stainless steel sign. The sign meets city code for C-3. It is proposed to be backlit with LED. Lighting color is unspecified.

There was general discussion regarding the appearance or material proposed with some questioning the weathered wood look. Lisa Lantz, was presented and noted the material she is proposing is less like weathered wood and a more contemporary design. She noted she is very open to working with the commission on other ideas and even wondered what might be under the existing wood on the façade.

Motion by Zook and seconded by Massman to recommend approval of the C-3 application The Getup at 102 West Water Street.

Roll call vote: Unanimous, motion passed.

Consider preliminary plat for High Point East Subdivision Plat IV

Bird reviewed this preliminary plat with the commission. He noted attached comments and notes in the packet. Bird noted the area was recently annexed and so has a unique mix of urban and rural design standards. He discussed one such issue to resolve is the proposed street to the east, proposed as an extension of Davdon Drive Road. The developer is not proposing curb and gutter at this time. Bird noted the trade-off will be whether to have the street constructed, but with rural design or not have it constructed at all. Bird said for public safety, staff would recommend construction with rural design (no curbs).

Bird noted the storm water is of little concern as the proposed subdivision would connect to recently improved city services along Davdon and / or Hwy 9's system.

In general discussion, the commission recommended the installation of sidewalks throughout the subdivision.

**Motion by Clarke and seconded by Thompson to recommend approval of the preliminary plat for High Point East Subdivision, Plat IV.
Roll call vote: Unanimous, motion passed.**

Discussion regarding sidewalk improvement plan

Bird discussed the sidewalk plan with the commission and noted some of the waiver applications have come in. Bird asked how the commission wanted to review the waiver applications.

Commission consensus was to have administration bring the waiver applications as they come in so the commission could consider them in smaller groups.

The commission also asked Bird to establish a work session for the September meeting and a more specific work session in October with the Bruening Subdivision residents.

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

a. Chapter 9 – Land Use

The board agreed to table this discussion.

General planning session – retail

The commission opened discussion with the general public regarding retail issues, especially in the downtown district. The commission opened the meeting by noting that they simply wanted the public to know the commission was available to assist in anyway possible.

Members from the SSMID, Chamber and Downtown Betterment were in attendance.

There were several take-a-ways from the brain-storming session;

Discussions on the changes in the national retail economy including spending habits

Building codes were a concern and there was discussion about improving the outlook of some of the downtown buildings

Discussion on the restrictions of certain businesses in the C-3 district, how can they be better controlled

A question as to whether the old Penney's building could be put on the state wide LOIS site for marketing.

Other business

There being no other business, the meeting was adjourned at 8:45pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator