

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of September 13, 2017

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

Absent: John Moeller

Also in attendance: Zoning Administrator Chad Bird

Approval of Minutes of the August 14, 2017 meeting

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

Roll call vote: Unanimously approved.

Spectrum Industries, Inc. for 200 Railroad Street, requesting a front-yard and rear-yard variance for a commercial structure contrary to the C-2 General Retail and Service Commercial District zoning requirements

The first item was an application from Bev Fredrick and Mark Kuhn representing Spectrum Industries proposing a new commercial building at this address. Bird noted the application was for variances for the front and rear-yards. He also noted that the project requires a site plan which had previously been reviewed by the planning and zoning commission on September 11, 2017. The commission approved the site plan pending approvals from the board of adjustment for the 8' front-yard and 8' rear-yard setbacks.

Mr. Kuhn noted the applicant is seeking the setbacks Bird noted for a commercial kitchen space in a new building. He also noted the space would have a large freezer and storage space. Kuhn and Fredrick stated the kitchen would be used by their consumers and would welcome area vendors to use the kitchen and freezer space. It was noted that there would be some increase in truck traffic for deliveries.

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

In board discussion, the board asked a few general questions about the operations in the facility.

Sander moved and Hagen seconded a motion to approve the application for Spectrum Industries as submitted.

Roll call vote: Unanimously approved.

Steve Kelsay for 500 Center Avenue, requesting a front-yard and side-yard variance for principal structure and a height variance for accessory structure contrary to the R-3 Multiple Family Residential zoning requirements

The next item was an application from Steve Kelsay. Mr. Kelsay was not able to attend the meeting and he authorized Mr. Doug Groux to speak on his behalf. Mr. Groux presented information regarding the application and noted the application has three requests; a side-yard from the required 10' with existing non-conformance of 3'. The proposed addition would match existing non-conformance; a front-yard from the required 25' to the 200' average of properties in either lateral direction of 17'; an accessory structure variance from the required maximum height of 12' to a proposed 14' 2".

Mr. Groux noted that the owner does intend to restore the home to its original conditions, pre-1940s.

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

In board discussion, the board appreciated the restoration aspect of the project and noted the front-yard would meet the code's 200' rule.

Pavlovec moved and Sander seconded a motion to approve the application for Steve Kelsay as submitted.

Roll call vote: Unanimously approved.

Other Business

In other business, the board set their meetings for the first Wednesday of the month beginning with the October 4, 2017 meeting. Meeting time was established as 5:15pm.

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

Respectfully submitted,

