

City of Decorah
Planning and Zoning Commission
February 12, 2018 – 7:00pm
Meeting Minutes

Members present included: Nathan Thompson, Tony Clarke, Joel Zook, Brain Cook, and Stan Moellers.

Absent: Llew Jenkins, and Barbara Massman

Others present: Zoning Administrator / City Manager Chad Bird

Consider approval of minutes from the January 11, 2018 meeting

Motion by Moellers and seconded by Clarke to approve the minutes from the January 11, 2018 commission meeting.

Roll call vote: Unanimous, motion passed.

It still not quite being 7:10pm, chair Brian Cook asked the commission to move the Massman Subdivision Preliminary Plat discussion up on the agenda.

Discussion and possible action on preliminary plat – Massman Subdivision

Bird reviewed the preliminary plat and noted he and the engineers met with Tom Massman and reviewed the checklists and commission's concerns with the preliminary plat.

Bird reviewed the major concerns such as sidewalks, storm sewer and the private street labeled as lot 27.

There was a conversation about the lot 21 to the west and Thompson noted it would still be worth exploring a connection or through street to this area with Aase Haugen. Bird noted the time to continue that conversation is with the Aase Haugen site plan, which he noted may be coming this summer.

Motion by Clarke and seconded by Thompson to approve the preliminary plat as corrected and presented.

Roll call vote: Unanimous, motion passed.

7:10pm

Public hearing on zoning code amendments, Chapter 17.16.110 – sign regulations

During the public hearing Bird reviewed the sign regulations and noted they are in response to the US Supreme Court ruling making detailed and descriptive temporary sign codes unconstitutional. Bird noted there were no comments received at city hall.

Janelle Pavlovec, 512 West Broadway asked Bird to restate the regulations for realtor signs.

Consider **Resolution No. 2018-01**, amending chapter 17.16.110 – sign regulations by respecifying sign requirements, providing for consistent temporary and institutional sign regulations (city ord 1215)

Motion by Moellers and seconded by Zook to approve Resolution No. 2018-01 amending chapter 17.16.110 sign regulations.

Roll call vote: Unanimous, motion passed.

7:10pm

Public hearing on zoning code amendments, Chapter 17.16.030 – accessory buildings

During the public hearing Bird reviewed the code amendment and noted it is changing the maximum height limit from 12' to 14' for accessory structures.

Bird noted there were no comments received at city hall. No one was present to speak for or against the amendment.

Consider **Resolution No. 2018-02**, amending chapter 17.16.030 – accessory building regulations by respecifying accessory building regulations (city ord 1216)

**Motion by Thompson and seconded by Clarke to approve Resolution No. 2018-02 amending chapter 17.16.030 – accessory structures.
Roll call vote: Unanimous, motion passed.**

7:10pm

Public hearing on rezoning of property; TNT Properties, LLC, 2700 College Drive to R-1 Single Family Residential zoning district

During the public hearing Bird reviewed the zoning district change and that it was in response to recent annexation. He noted the property is being rezoned to R-1 Single Family Residential.

Bird noted there were no comments received at city hall. No one was present to speak for or against the amendment.

Consider **Resolution No. 2018-03**, a request for rezoning of property; TNT Properties, LLC, 2700 College Drive to R-1 Single Family Residential zoning district (city ord 1217)

**Motion by Moellers and seconded by Zook to approve Resolution No. 2018-03 rezoning property for TNT Properties, LLC to R-1 Single Family Residential.
Roll call vote: Unanimous, motion passed.**

7:10pm

Public hearing on rezoning of property; 3chicsrental, LLC, 2072 State Highway 9 West to C-1 Highway Commercial zoning district

During the public hearing Bird reviewed the zoning district change and that it was in response to recent annexation. He noted the property is being rezoned to C-1 Highway Commercial zoning district.

Bird noted there were no comments received at city hall. No one was present to speak for or against the amendment.

Consider **Resolution No. 2018-04**, a request for rezoning of property;
3chicsrental, LLC, 2072 State Highway 9 West to C-1 Highway Commercial
zoning district (city ord 1218)

**Motion by Clarke and seconded by Moellers to approve Resolution No. 2018-04
rezoning property for 3chicsrental, LLC to C-1 Highway Commercial zoning.
Roll call vote: Unanimous, motion passed.**

Consider C-3 Commercial Design Review re: 606 West Water Street and State
Street & East Water Street, *Verizon Wireless*

*Bird provided an overview of the applications and noted that he wasn't sure the applications for
installation of small cell devices were needed in the downtown C-3 but it was a good review for
the commission.*

*Bird noted recent state legislation had removed much of the local jurisdiction's ability to regulate
small cell towers. Gretchen Prescott, representing Verizon was available and discussed the
installation of each. She noted Verizon is considering four overall towers in the community and
these two are in the C-3 district.*

*Thompson noted it seemed these new small towers would not be real conspicuous. Cook noted
that it seemed Verizon was willing to work with the city on installations.*

**Motion by Moellers and seconded by Zook to approve the C-3 applications for two
small cell towers for Verizon in the C-3 downtown district.
Roll call vote: Unanimous, motion passed.**

Other business

*In other business, Thompson shared information relative to the local community visioning
program which is just getting underway.*

There being no other business, the meeting was adjourned at 7:42pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator