

City of Decorah
Planning and Zoning Commission
Monday, June 11, 2018 – 7:00pm
Meeting Minutes

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

Others present: Zoning Administrator / City Manager Chad Bird, City Attorney John Anderson and City Engineer Lindsay Erdman.

Consider approval of minutes from the May 14, 2018 meeting

Motion by Massman and seconded by Moellers to approve the minutes from May 14, 2018 regular meeting.

Roll call vote: Unanimous, motion passed.

Cook reordered the agenda at this point.

Consider C-3 Commercial Design Review re: 201 West Water Street, *Donlon Pharmacy – sign*

Motion by Zook and seconded by Massman to recommend approval to the city council for the sign application for Donlon Pharmacy.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 110 West Water Street, *Be Mobile / Verizon – signs*

Motion by Clarke and seconded by Massman to recommend approval to the city council for the sign application for Be Mobile / Verizon signs.

Roll call vote: Unanimous, motion passed.

Consider C-3 Commercial Design Review re: 112 West Main Street, *Daniel Spilde – deck*

Motion by Zook and seconded by Moellers to recommend approval to the city council for the installation of a deck.

Roll call vote: Unanimous, motion passed.

Consider Site Plan Amendment re: 1798 Old Stage Road / Co Rd A52, *Walmart Stores, Inc.*

Bird noted this amendment is in response to the original site plan that called for the earth tone colors the store is today. Bird asked if anyone knew why the colors were chosen or why the restriction was placed on the site plan originally.

Steve Matter, 205 East Street noted that he was on the city council at the time of the final Wal-Mart site plan approval and he stated it was a concession they city could obtain in a lengthy negotiated review.

Moellers stated it had been more than 17 years and he is not sure the restriction is still valid.

Motion by Clarke and seconded by Moellers to recommend approval to the city council to allow for the change in color to a blue / gray palette.

Roll call vote:

| | |
|----------------------|-----------------------|
| Clarke – yes | Moellers – yes |
| Zook – yes | Jenkins – no |
| Cook – yes | Massman – no |
| Thompson - no | |

Motion passed 4 – 3 votes

Public hearing on rezoning of property; David & Julie Olson, 1006 Woodside Court property parcel from C-2 General Retail & Service Commercial Zoning to R-2 Single – Four-Family Residential Zoning

Bird read through the city code and State of Iowa Code sections pertaining to rezoning procedures. He also provided the background regarding the proper notifications, publications, and commission review. Bird provided some staff guidance and comments on the factors noted below and provided information on where this information may be found in city policy.

Section 17.44.010 (A) – Upon receipt of a petition requesting a change to the zoning code, the Planning and Zoning Commission (“P&Z”) shall set a public hearing on the petition.

1. P&Z should hold a public hearing where the applicant and the public are encouraged to present argument and evidence (and be prepared and willing to hold multiple public hearings).

The applicant is submitting an application to rezone property from the C-2 General Retail & Service Commercial District to the R-2 Single – Four-Family Residential District.

Public hearing notice published on Thursday, May 24, 2018 and held on Monday, June 11, 2018 at 7:10pm.

2. At the public hearing, P&Z should discuss and analyze the 16 factors for consideration of the rezoning request, pursuant to I.C.A. §414.3 (and have the minutes reflect the consideration of the various factors): Is the rezoning request designed:

- i. In accordance with the Comprehensive Plan?
- ii. To preserve the availability of agricultural land?
- iii. To consider the protection of soil from wind and water erosion;
- iv. To encourage efficient urban development patterns;
**Section 9.7 land use policies note:
Controlled urban development will be encouraged to extend outward from developed area to insure the orderly growth of Decorah.**
- v. To lessen congestion in the street;
- vi. To secure safety from fire, flood, panic, and other dangers;
- vii. To promote health and the general welfare;
- viii. To provide adequate light and air;
**Site Plans – zoning code
17.36.060 - Required illustrations.
The site plan shall clearly set forth the following information concerning the proposed development:**

- A. Property boundary lines, dimensions, and total area of the proposed development;
- D. The proposed location, size, height, shape, use and architectural theme of all buildings or structures in the proposed development;
- E. The total square footage of building floor area, both individually and collectively, in the proposed development;
- F. Existing buildings, rights-of-way, street improvements, railroads, easements, drainage courses, streams and wooded areas;
- H. Open spaces, yards, recreational areas, walkways, driveways, outside lighting, walls, fences, monuments, statues, signs and other man-made features to be used in the landscape of the proposed development;
- J. Location and type of all plants, grasses and trees to be used in the landscape of the proposed development. Landscaping to be used for screening purposes shall be illustrated in elevation as well as plan, with the approximate size and the names of plants, shrubs, or trees to be planted clearly indicated;

- ix. To prevent the overcrowding of land;
- x. To avoid undue concentration of population;
- xi. To promote the conservation of energy resources;

11.10 Sustainable Design

The City of Decorah promotes sustainable design and construction standards in developments, buildings and infrastructure. Every effort should be made to conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials. These principles are evident in the land use policies (see 9.6) promoting solar access rights and energy conservation.

17.36.030 - Site plan review.

In reviewing a proposed site plan, the city council and the planning and zoning commission shall consider the location of the buildings on the site with respect to vehicular and pedestrian traffic to and from the buildings, traffic between the site and abutting streets, suitable layout and adequate provisions for off-street parking and loading, with due consideration given to the provision of traffic islands, pedestrian ways, and landscaping within the parking area, provision for necessary screening between adjacent properties and the site, location and display of traffic signs to promote traffic patterns, location and display of business signs so as not to distract or confuse motorists, and location and display of outdoor advertising so as to provide adequate visibility within the site during hours of night operation but not to have adverse effects on surrounding properties.

- xii. To promote reasonable access to solar energy;

9.7 Land Use Policies

Solar access rights and energy conservation are encouraged in the review process of subdivision plats and site plans.

CHAPTER 11: SMART PLANNING PRINCIPLES

11.4 Clean, Renewable and Efficient Energy

The City of Decorah encourages clean and renewable energy use and increased energy efficiency wherever possible in both public and private development.

- xiii. To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
17.36.030 - Site plan review.

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- xiv. With reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such area for particular uses;
- xv. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city;
- xvi. With consideration of the smart planning principles under [section 18B.1i](#) (and may include the information specified in [section 18B.2, subsection 2ii](#)).

Step 2 – P&Z Decision

Bird noted that after the public hearing, P&Z shall make comments and recommendations for consideration by the City Council.

- a. P&Z should make an official record of its evaluation of the rezoning petition, including a review of the various factors it considered in making its final decision.
- b. The findings of P&Z and the Council must be supported by “facts” and “evidence”, not presumptions.

Cook asked for public comments. Hearing none, he asked the commission members what their desire was regarding this matter. There were no comments made. Cook closed the public hearing and asked for commission action.

**Motion by Zook and seconded by Massman to recommend approval to rezone property owned by David & Julie Olson, 1006 Woodside Court parcel from C-2 General Retail & Service Commercial Zoning to R-2 Single – Four-Family Residential Zoning.
Roll call vote: Unanimous, motion passed.**

Public hearing on rezoning of property; *Menards, Inc.*, 1780 Old Stage Road / Co Rd A52 parcel(s) from F-1 Floodplain Zoning to C-1 Highway Commercial Zoning or C-4 Shopping Center Commercial Zoning

Bird read through the city code and State of Iowa Code sections pertaining to rezoning procedures. He also provided the background regarding the proper notifications, publications, and commission review. Bird provided some staff guidance and comments on the factors noted below and provided information on where this information may be found in city policy.

Section 17.44.010 (A) – Upon receipt of a petition requesting a change to the zoning code, the Planning and Zoning Commission (“P&Z”) shall set a public hearing on the petition.

- 1. *P&Z should hold a public hearing where the applicant and the public are encouraged to present argument and evidence (and be prepared and willing to hold multiple public hearings).*

The applicant is submitting an application to rezone property from the F-1 Flood Plain District to the C-4 Shopping Center Commercial District.

Public hearing notice published on Thursday, May 31, 2018 and held on Monday, June 11, 2018 at 7:10pm.

2. At the public hearing, P&Z should discuss and analyze the 16 factors for consideration of the rezoning request, pursuant to I.C.A. §414.3 (and have the minutes reflect the consideration of the various factors): Is the rezoning request designed:

i. *In accordance with the Comprehensive Plan?*

Chapter 9 Land Use, of the City's 2012 Comprehensive Plan shows the area as "HC"; Highway Commercial and is defined as "Commercial business oriented to accommodate both the local consumer and the automobile traveling public.

The comp plan further states, "In addition to the land use goals, objectives, and policies, the City of Decorah utilizes a Future Land Use Map to guide future growth and development. The map in Fig 16 offers a graphical view of anticipated, potential, or future land use development for the entire community.

Section 9.7 land use policies note:

A preservation of wetlands in accordance with state and federal regulations will be implemented in the review process of subdivisions and site plans.

Controlled urban development will be encouraged to extend outward from developed area to insure the orderly growth of Decorah.

Coordination and cooperative efforts will be maintained with Winneshiek County to control development outside and encourage it to occur in the city.

Large bulk commercial uses, and general highway related service uses, should be encouraged to locate along Highway 9, in the Decorah Business Park, and in Freeport in areas suitable for that type of development. Unless planned, commercial and industrial development along Highway 52 should be discouraged to protect conservation of open spaces and retain the visual aesthetics of this gateway entrance and corridor into the community.

To minimize congestion and improve traffic movements, cluster commercial development should be encouraged, in lieu of strip development, along major streets.

Development of vacant land within the existing and future corporate limits will have a high priority in meeting future land-use demand.

ii. *To preserve the availability of agricultural land?*

Chapter 5 Natural, Agricultural and & Cultural Resources

5.3 Agricultural Resources

The City of Decorah currently has 1,673 acres or 38% of its land in agricultural use. Going forward and as noted in the future land use map, Decorah has identified prime farm land with corn suitability ratings of 65 or higher and has marked those areas with the intention of considering prime farmland in future land use decisions.

5.6 Natural, Agricultural and Cultural Resources Summary

The City of Decorah has an abundance of natural resources, ranging from rivers, streams and springs to limestone bluffs, woodlands, prairies and abundant wildlife. These natural resources are important to the local economy through tourism and recreation as well as limestone quarry operations.

Agriculture occupies a surprising amount of acreage within the City of Decorah, often in areas subject to flooding. The city recognizes that the rich soil that makes farming so successful here is a resource to be protected.

- iii. *To consider the protection of soil from wind and water erosion;
_____River bank and pond shore line stabilization.*

- iv. *To encourage efficient urban development patterns;
Section 9.7 land use policies note:
Controlled urban development will be encouraged to extend outward from developed area to insure the orderly growth of Decorah.

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To minimize congestion and improve traffic movements, cluster commercial development should be encouraged, in lieu of strip development, along major streets.*

- v. *To lessen congestion in the street;
Section 9.7 land use policies note:
To minimize congestion and improve traffic movements, cluster commercial development should be encouraged, in lieu of strip development, along major streets.*

3.9 Transportation Summary

The City of Decorah's recreational trail system is above average and is an asset to the community. In general the transportation system is adequate and serves the needs of the community. One area with room for improvement is increased public transportation. Like almost all communities, maintenance and repair of the transportation infrastructure is a priority and requires the most resources.

3.10 Transportation Policies

The major street plan should be maintained in a way that is integrated with the regional street system and reflects major traffic generators and adjacent land-use patterns.

Standards for major and local streets should be developed and enforced in the subdivision ordinance and city standard specifications to insure adequate right-of-way, pavement width, street access, and dedication of street right-of-way prior to development. Statewide Urban Design and specifications (SUDAS) guidelines should be considered for planning and construction.

Provision of frontage drives and limited access along Highways 9 and 52 that provide for adequate traffic control and land-use development should be encouraged.

Streets should be planned with consideration for bicycle and pedestrian accommodations. This should include new development as well as street redevelopment.

Access Management for major streets should be encouraged and implemented and utilize SUDAS guidelines as a reference for new and existing streets.

vi. To secure safety from fire, flood, panic, and other dangers;

6.3 Hazards Policies

The protection of the floodplains of the Upper Iowa River, Dry Run, Trout Run Creek and other tributary stream channels, and embankments from incompatible development will be given high priority.

The Hazard Policies below are taken from the Mitigation Action Worksheets, Winneshiek County, 2011. The Mitigation Action Worksheets are available in full in the Winneshiek County Comprehensive Plan.

Establish and maintain well-equipped and well-trained emergency response capabilities with active partnerships

Provide increased flood mitigation efforts and enhancements, including levees

Develop and construct safer routes for all traffic modes including, the education of residents on the maximization of these routes

vii. To promote health and the general welfare;

Chapter 17.36 - SITE PLANS

17.36.010 - Intent.

To assure that the design and location of residential, commercial and industrial areas will be in conformance with the zoning standards of this title and are properly related to and in harmony with the existing and future residential, business and industrial development of the city, including generally accepted principles of commercial, industrial and urban design, a detailed site plan shall be submitted showing the proposed use and development of all commercial and industrial sites for approval by the city council after review and recommendation by the planning and zoning commission.

viii. To provide adequate light and air;

Site Plans – zoning code

17.36.060 - Required illustrations.

The site plan shall clearly set forth the following information concerning the proposed development:

A. Property boundary lines, dimensions, and total area of the proposed development;

D. The proposed location, size, height, shape, use and architectural theme of all buildings or structures in the proposed development;

E. The total square footage of building floor area, both individually and collectively, in the proposed development;

F. Existing buildings, rights-of-way, street improvements, railroads, easements, drainage courses, streams and wooded areas;

H. Open spaces, yards, recreational areas, walkways, driveways, outside lighting, walls, fences, monuments, statues, signs and other man-made features to be used in the landscape of the proposed development;

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x. To avoid undue concentration of population;

xi. To promote the conservation of energy resources;

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17.36.030 - Site plan review.

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CHAPTER 11: SMART PLANNING PRINCIPLES

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xv. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city;

xvi. With consideration of the smart planning principles under [section 18B.1i](#) (and may include the information specified in [section 18B.2, subsection 2ii](#)).

CHAPTER 11: SMART PLANNING PRINCIPLES

11.1 Introduction

The smart planning principles outlined in this chapter apply to the entire comprehensive planning process as a whole. The use of the following ten smart planning principles is intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard Decorah's quality of life. The principles also address the need for fair and equitable decision-making processes.

7.8 Economic Development Summary

In general, the City of Decorah enjoys a measure of success in regard to economic development. Like all communities in this period of economic struggle, there are challenges, but Decorah's economic outlook is better than many other comparable communities. One of Decorah's challenges is finding a balance between attracting a diversity of industry and manufacturing while also protecting sensitive environmental areas. Revitalization of abandoned or underutilized properties within the city limits is an area for improvement.

11.5 Occupational Diversity

Decorah should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

Step 2 – P&Z Decision

After the public hearing, P&Z shall make comments and recommendations for consideration by the City Council.

- a. P&Z should make an official record of its evaluation of the rezoning petition, including a review of the various factors it considered in making its final decision.
- b. The findings of P&Z and the Council must be supported by "facts" and "evidence", not presumptions.

Cook asked for public comments.

Kevin Lee, 2526 173rd Street, Decorah (Freeport)

Mr. Lee expressed concern about section 6.3 of the Comp Plan – Hazards regarding public policy. He believes there is new data since the 2016 flooding. He noted he has videos and photos he will share with the commission. He noted his videos will show the channel is changing. He said he believes Menards should withdraw their application.

Jim Fritz, 315 Riverview Drive, Decorah

Said he has lived in this residence for many years, decades and has witnessed several large flood events. He said this project will backup water through Decorah, to his property and increase velocity. He noted that with the 2016 flooding the Freeport area was ravaged by flooding. He reminded the commission about the Iowa Supreme Court ruling over the Wal-Mart issue and he said this weekend's rain event should serve as a wake-up call. He said Menards must build up the hill and urged the commission to deny the applications.

Steve McCarger, Glenwood Township, 2743 Hidden Falls Road

He noted that corporations are quick to externalize risks and pass them on. He referred to the city comp plan and noted it provides guidelines and direction. He stated the commission must make a finding of fact and the commission has the responsibility to deny the application and protect the community. He urged the commission to do the right thing.

Ted Schacherer, 1787 Old Stage Road

He lives across from the proposed Menards site. He has watched improvements expand and increase traffic, he has concerns about the trail, and he is concerned about home and property values and future sales. He is a Luther student and resident.

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Kathy Johnson, 504 Locust Road

Believes the city should retain the area as F-1 Floodplain. She said increased building will lead to increased risk of flooding. She believes the commission should retain the area as F-1.

Lyle Otte, 304 East Broadway Street

Referred the commission to www.fema.org for proper management planning and decision-making processes. He said a flood loss is eminent and the commission should reduce risk. He stressed the commission should consider events of 2001, 2008, and 2018. He said vote no.

Bruce Goetsch, 1087 205th Street, retired Winneshiek County Emergency Management Coordinator

He stated he was in his position as emergency management coordinator for 15 years and he helped write the flood control management plan for the county / city. He noted that in the flood of 2008, many did not plan or were not prepared for the flooding that occurred. He further reminisced about past events. He questioned whether the ponding area is going to be large enough.

Heidi Rockweiler, 2569 Golf View Road, Freeport

She stated she is a founder of the Freeport Trail section and is a cyclist. She was almost hit by a car recently due to already increasing traffic. She stated this is why the trail was built in the first place. She stated concerns about the trail crossing the proposed Menards driveways. She requests the commission consider human life when considering this plan.

Tim Wagner, 505 Franklin Street

Noted he is speaking about the economics of the proposal. He is concerned about downtown stores closing because of the big box coming to town. He said this will destroy business in the downtown area and create a traffic mess in the area being proposed for construction. He urged the commission to vote no and help preserve the current business climate.

Emily Rocksvold, 1757 Ferris Mill Road, Allamakee County

Stated she is a resident of Allamakee County but is very concerned about the proposed development. She noted she is FEMA certified and trained and has much experience with flood development and precautions. She has concerns about the emergency management aspect of allowing more construction in the floodplain. She urged the commission to reconsider based on concerns with a FEMA / emergency management response position.

Jody Enos-Berlog, 2326 265th Avenue, Ridgeway

She noted she does water quality research. She said humans are naturally attracted to water and she explained examples of how people can affect the environment. She asked how we can live in harmony with nature and the environment. She urged the commission to look to Cedar Falls as an example of their changes and adopted policies.

Leslie Sand, 2597 Quarry Hill Road

She said she is very concerned about those who may be impacted by the rains and floods. She wondered if Menards would consider buying a lot next to Toppling Goliath.

Jon Jenson, 2682 Lanin Hill Road

Urged the commission to think of the bigger picture, larger than the city's comp plan. He asked how do we get folks to discuss "watershed" rather than their own properties. He asked the commission to think downstream and think watershed over a longer period of time. He asked about the long-term impacts and impacts on future generations.

Lyle Luzum, 107 Ohio Street

Explained the "hole versus fill" issue and helped the commission understand the creation of a borrow pit would not necessary solve the flooding issue. He urged the commission to look closely at the engineering studies.

Harlan Satrom, 402 Upper Broadway

He stated he is a board member of Decorah Jobs, Inc, the local economic development arm of the City. He stated the community is fortunate to have a business like Menards looking at Decorah. He reiterated comments about the trail and stressed keeping the trail's integrity is important. He asked the commission to consider how they see Decorah growing as they consider the application.

Tyler Edwards, Menards representative

Noted the trail will be relocated and there will be no extra dirt brought on to the site. He said it would all be moved around via the borrow pond area. He stressed he is working with Erdman Engineering and other on the water dynamics.

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Lindsay Erdman, Erdman Engineering

He noted he is seeking extra guidance on the hydrology and is looking for recommendations on the shoreline and ponding.

Janna Klostabar, 2105 Ferris Mill Road

She stated that rainfall amounts continue to rise and change with each season. She questioned how anyone can say there will be no negative impact? She would support a site up on land out of the floodplain. She also noted an impact to local existing businesses.

Krista Lee, 2512 River Road

Has water running through her yard during most rain and flood events. She said Menards can build where there is no impact. She questioned why this is happening when it doesn't have to.

John Kome, 602 East Broadway

He wanted to reiterate there would be no impact to Menards building in this location. He wanted to know more about the information provided.

Claire Muggli, 2503 River Road

She asked if there is no impact of rainfall, where does all the water go? She questioned storm water runoff effects.

----- Stockharth Ramsey, -----

She mentioned the recent flood events and the impact they have had. She pleaded with the commission and why Menards wants to come to this location. She noted traffic is outrageous in this area. She also commented that she has lived through two flood events in recent times.

Julie Fischer, 712 West Main Street

She stated she is opposed to any future building in floodplains.

Jim Tappat, 803 East Pearl Street

He is opposed to this site for this project.

He said he would like to see Menards move up the hill to the business park. He stated he doesn't understand why Menards can't locate in the business park, away from Wal-Mart. He also wondered why the bike trail couldn't be built up at the Toppling Goliath area in the business park.

Eli Swift, a Postville resident and Spahn and Rose employee

He has moved around for work and had his first job with Menards. He has seen what a store like this can do. He noted Decorah is a wealthy and strong community and he believes Menards will take business away from the Downtown area.

Linda Peterson, 1732 252nd Street, Freeport

Stated she came back to Decorah in 1993 and has lived through floods in 1993, 2008, and 2016. She said these events have a major impact on residents. She stated she doesn't mind Menards here, just wants them out of the floodplain.

Steve McCarger, 2749 Hidden Falls Road

Thanked the board for their work and for holding the public forum, and for the civility shown during this process.

At 8:36pm, Chair Brian Cook closed the public hearing portion of the meeting.

Cook introduced Tyler Edwards from Menards. Edwards discussed the site plan submittals including one from June 8, 2018. He referenced these as the most recent set of drawings. He noted the plans had been reengineered to reflect the 2016 elevations.

Edwards stated the C-4 zoning district is Menards preferred zoning amendment. In discussion about the third turning lane, Edwards noted it is in the plans and would be extend across the entire Menards frontage.

Edwards spoke about stores in other flood plains and that he has not seen impacts to other properties. He also noted that Menards does not see impacts to other downtown areas in locates they serve.

Jenkins asked why Menards is not considering other sites and locations in Decorah, such as the business park area.

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Edwards replied that they liked this current site and that they spent time reviewing the traffic and other retail activity and this fits their business plan. He also noted that Menards is one of the last expanding companies in the industry.

Zook made a comment about the balance of the fill versus the ponding area and asked about onsite storm waters.

Edwards said all retention is onsite in the proposed pond area.

Lindsay Erdman, city engineer noted the required water storage is in the ponding area. He also noted the Iowa DNR reviews the quality and quantity of storm water.

Erdman also discussed some of the conditions of the site development such as the depth of the drive-way throats and parking spaces.

It was discussed that a list of variances is needed.

Edwards noted his general agreement with Erdman's suggestions and modifications. He also noted the re-zoning would be noted in the final regrading plan.

Cook asked about the elevation of the driveways and it was stated they were at 852 feet.

Erdman made additional recommendations regarding the trees and landscaping around the trail.

Massman asked about sustainability issues such as lighting.

Edwards said there would not be solar panels implemented he did say all lighting would be LED lighting.

Edwards also noted that he would leave access to the Dog Park from the Menards parking lot.

Erdman noted he had been in conversation with the Iowa DOT regarding traffic counts and suggestions on Old Stage Road and Hwy 9. He said the IaDOT will provide some comments on this issue. Erdman noted he is in communication with the DOT and working through comments.

Zook asked about the C-4 rezoning and the required 35-foot landscaping buffer.

This opened a discussion about proposed variances that may be needed. It was noted that the following should be discussed and sought:

*35ft landscaping buffer as required in the C-4 zoning
Parking spaces from 798 required to 384 noted on plans
Impact on internal green space requirements.*

Moellers noted he would like to see a development agreement drafted that spells out the details being discussed and negotiated.

Edwards noted final plans will be coming in shortly.

City Attorney John Anderson asked about the flood elevations and that they be provided on the plans. He also asked that they note what specific flood data is provided and that the data back up the applicant's claims.

Consider Preliminary Site Plan Review re: 1780 Old Stage Road / Co Rd A52, *Menards, Inc.*

Motion by Moellers and seconded by Cook to table the rezoning discussions and to table any further site plan discussions until the next meeting.

Roll call vote: Unanimous, motion passed.

Review of comp plan revisions... Discussion, review and update of city's 2012 comprehensive plan

Motion by Jenkins and seconded by Zook to table this last item regarding the comp plan until a later date.

Roll call vote: Unanimous, motion passed.

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Other business

There being no other business, the meeting was adjourned at 9:15pm

Respectfully submitted,

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

Chad A. Bird
City Manager
Zoning Administrator