

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of October 10, 2018

Steve Johnson, called the meeting to order at 5:15pm and the following answered roll: Sue Sander, Carol Hagen, Janelle Pavlovec, and John Jenkins.

Also in attendance: Zoning Administrator Chad Bird.

Approval of Minutes of the September 5, 2018 meeting

Jenkins moved and Sander seconded approval of the minutes.

Roll call vote: Unanimously approved.

Echo Development for 2400 Sweet Parkway requesting a variance from R-3 zoning regulations for off-street parking and loading requirements (*section 17.52.020 A.9*)

Greg Bossard, for Echo Development presented information about parking standards for multi-family development. He compared the city's zoning regulations to SUDAS and he also provided information relative to other comparable communities.

Bossard noted the city's requirements are for 360 parking spaces. The application presented is for 240 spaces.

Hagen asked about the studio apartment ratio and how that may impact parking. Bossard responded that there will be an ebb and flow of tenants and guests that will balance parking needs.

Jenkins asked about the guests and additional parking accommodations for special events, etc. It was noted that parking is also allowed on-street in the business park.

Hagen and others asked about storm water issues. Bird noted the business park still has a large detention area and the project has their own storm water mitigation.

Jenkins noted that the project seems to have development aspects covered.

There was some discussion around short term rental situations (ie: AirBnB and VRBO). Bird noted the planning & zoning commission has discussed these issues and chosen to not take action on their regulation at this time.

Jenkins moved and Hagen seconded a motion to approve the requested variance to reduce the required parking spaces from the code requirement of 360 to 244 spaces total for the entire project build out of four buildings.

Roll call vote: Unanimously approved.

County Wide Plumbing for 107 William Street requesting permission to construct a commercial garage contrary to the M-2 Zoning regulations (*tabled from September 5, 2018*)

Bird stated there had not been further action on this item and he recommended it be tabled until such time as there is administrative action to bring the application back to the Board.

Johnson moved and Hagen seconded a motion to table the application until such time that the council conditions on the ordinance to rezone could be resolved.

Roll call vote: Unanimously approved.

Other Business

Bird noted Triad Property Group had submitted paper work to complete their application process.

The board set the next meeting for Wednesday, November 7, 2018.

There being no other business, the meeting was adjourned at 5:48pm.

Respectfully submitted,

