

CITY OF DECORAH  
BOARD OF ADJUSTMENT  
Minutes of November 7, 2018

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

Absent: John Jenkins.

Also in attendance: Zoning Administrator Chad Bird.

Approval of Minutes of the October 10, 2018 meeting

**Sander moved and Hagen seconded approval of the minutes.**

**Roll call vote: Unanimously approved.**

Bob and Brenda Sutton for 205 East Broadway requesting variances from the Home Occupation regulations in the R-3 zoning regulations for size of signage and number of employees (*section 17.16.090*)

*Suttons reviewed their application and noted they had moved their hair salon business to this new location, moving from a commercial district to a residential district. They desired to keep the original sign from the old business location and understood it was no longer compliant with residential zoning code regulations for home occupations in the R-3 residential district. The Suttons request a variance to retain the same four by eight sign in this new location.*

*The Suttons also requested a variance for a third employee contrary to the zoning regulations for a home occupation. Bird explained the code allows for one additional employee beyond the occupant of the home. The Suttons are asking for a third employee beyond this regulation.*

*Hagen asked about the residence and Brenda Sutton noted that she is planning on a rental or AirBnB and has not yet decided.*

*Pavlovec asked about the sign and its size. Bob Sutton noted that it is the original sign from their old location which was in a commercial district. Sutton noted the sign was legal in that location and district and that he and Brenda wanted to keep the sign in this new location. He also stated it felt appropriate as the new location is right on the edge of a commercial district and the location "feels" very commercial.*

**Sander moved, and Hagen seconded a motion to approve the requested variances to allow for a larger than allowed sign and for up to three employees, one more than allowed by the home occupation zoning code.**

**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 provided an update to the Board and stated that he had shared this application with the city council as there was a question regarding the original rezoning ordinance (#967). The question had arisen on the ordinance in that the city council approved the ordinance in October 1995 with the stipulation that no non-conforming uses would be allowed on the parcel.*

*Bird noted in a conversation with the city council, the council was not interested in exploring the ordinance or lifting the stipulation.*

*Bird also further stated the applicant, Jason Lemke, asked for the application to be withdrawn from consideration. Bird noted this meant the board did not have further action or obligation under the submitted application.*

*There was no further discussion.*

#### Other Business

Steve Johnson indicated he was most likely not going to seek another term on the Board stating that ten years was enough excitement for him. Bird noted he would share this information with the Mayor and thanked Johnson for his service.

The board set the next meeting for Wednesday, December 5, 2018.

There being no other business, the meeting was adjourned at 5:35pm.

Respectfully submitted,

