

City of Decorah
Planning and Zoning Commission
September 10, 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

Consider approval of minutes from the August 13, 2018 meeting

Motion by Zook and seconded by Massman to approve the minutes from the August 13, 2018 commission meeting.

Zook asked for the minutes to reflect that he stated two-thirds of the site is designated as commercial, but the entire site is situated in the floodplain.

Roll call vote: Ayes; Zook, Massman, Jenkins, Thompson, Clarke

Nays; Cook, Moellers

Motion passed.

Consider C-3 Commercial Design Review re: 215 West Water Street, *Modish, LLC* – sign and window changes

Bird noted the application is submitted in two parts; 1) a sign change at this address to the application as submitted. 12" fascia lettering in aluminum with an LED backlight that provide a halo effect. He noted the sign is compliant with current C-3 sign code.

He stated the second part of the application is to paint the lower part of the building and strip the upper part of the building to expose the original brick face. He noted the original underlying brick façade would be exposed.

He further explained the upper part is proposed to have the existing "siding" removed with the original brick exposed as the final finish. With this phase of the project, there will be new windows installed, some with an original arch as the existing brick modeling allows.

There was a brief discussion about the type of lighting on the new sign. Massman asked about timers on the lights and if they would be off during certain evening hours. Bird stated he was not aware that was the case and he believed them to be on all through the night.

Motion by Thompson and seconded by Jenkins to approve a C-3 application for Modish, LLC for a sign and fascia work at 215 West Water Street.

Roll call vote: Unanimous, motion passed.

Consider Kerr Drive Cul-de-sac Right-of-Way Partial Area Vacation and Conveyance

Bird reviewed this item with the commission and stated it is for Stanley Engineered Fastening as part of their 25,000 square foot warehouse addition.

Bird shared staff is recommending the North / Northeast yellow hatched area of the cul-de-sac be vacated and conveyed to Stanley to provide land for their building, outlined in red on the maps provided.

Bird also shared there are some other redesigns of the public right-of-way and street that will also need to be re-platted and the attached site plan provides some concept of the new layout.

Bird asked the commission to determine a recommendation for the city council as to the vacation.

Motion by Thompson and seconded by Clarke to approve a recommendation to vacate and convey a portion of Kerr Drive to Stanley Engineered Fastening for warehouse expansion.

Roll call vote: Unanimous, motion passed.

7:10pm

Public hearing on rezoning of property; Echo Development and Randall Olson, Decorah Business Park, Sweet Parkway property, a parcel from annexation to R-3 Multiple – Family Residential District, and a parcel from C-5 Office Park Commercial to R-3 Multiple – Family Residential District

Cook opened the public hearing on this proposed rezoning.

Bird noted one parcel was recently annexed and is coming in to the city as agricultural and the other is currently in the business park as C-5. He also stated there have been no comments received at city hall.

Stephanie Fromm, executive director of Decorah Jobs, Inc. stated her organization is excited about this project coming to Decorah and noted the additional house will be good for the community.

Mayor Lorraine Borowski spoke in favor of the project and noted she is excited a developer is looking for this type of project in Decorah.

There were no further comments and Cook closed the public hearing.

Consider **Resolution No. 2018-08**, a request for rezoning of property; Echo Development and Randall Olson, Decorah Business Park, Sweet Parkway property, a parcel from annexation to R-3 Multiple – Family Residential District, and a parcel from C-5 Office Park Commercial to R-3 Multiple – Family Residential District

In commission discussion, Thompson noted that this is an interesting project proposal, but he noted the city has spent a lot of money building out the business park, creating larger commercial lots. He noted because of this he is not comfortable with the use of this lot for this purpose.

Thompson also noted he believed this may be close to a spot-zoning situation which further adds to his uneasiness.

Clarke noted section 2.7 of the city's Comprehensive Plan stated a variety of housing construction should be encouraged and supported to meet the housing needs of the public. He stated the Plan says a housing mix should reflect anticipated trends to higher density development.

Jenkins wondered if mixed use development is what people really want in this time and economic conditions.

Motion by Clarke and seconded by Moellers to approve a recommendation rezoning of property; Echo Development and Randall Olson, Decorah Business Park, Sweet Parkway property, a parcel from annexation to R-3 Multiple – Family Residential District, and a parcel from C-5 Office Park Commercial to R-3 Multiple – Family Residential District

**Roll call vote: Ayes; Clarke, Moellers, Zook, Massman, Jenkins, and Cook
Nays; Thompson
Motion passed.**

Consider Site Plan Review re: Sweet Parkway, *Echo Development*

Bird presented the staff review of the site plan application. He noted only a few issues for discussion including sidewalks and some water piping issues.

In commission review, the commission asked to see changes for the sidewalk, to reflect connectivity along the ROW; a detail for the lighting; a building side elevation; and provision for bike parking. Bird and Fromm noted they would follow up with the developer on these issues.

**Motion by Cook and seconded by Jenkins to approve a recommendation for approval of the Echo Development site plan on Sweet Parkway.
Roll call vote: Unanimous, motion passed.**

Other business

There being no other business, the meeting was adjourned at 8:10pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator