

City of Decorah
Planning and Zoning Commission
April 8, 2019 – 7:00pm
Meeting Minutes

Members present included: Ryan Delaney, Joel Zook, Barbara Massman, Tony Clarke, and Stan Moellers.

Absent: Llew Jenkins and Nathan Thompson.

Others present: Zoning Administrator / City Manager Chad Bird.

Consider approval of minutes from the March 11, 2019 meeting

Motion by Zook and seconded by Delany to approve the minutes from the March 11, 2019 regular meeting with the correction that Stan Moellers was not in attendance at the meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

Given the hour, Moellers asked to move this item up on the agenda.

Consider C-3 Commercial Design Review re: 103 East Main Street, *Fareway Stores* – remove and replace existing signs and install new smaller signs

Bird noted Fareway Stores is proposing an upgrade to their current signage. The application explained the existing "Fareway" lettering will be removed and the façade fixed up and painted. The "Fareway" lettering will be reinstalled and "Meat & Grocery" will be added underneath.

Bird stated the application, lettering and design appears to meet the C-3 zoning district codes and regulations.

Clarke stated he likes the idea of businesses updating their business look and brand.

Motion by Massman and seconded by Clarke to recommend approval of the C-3 commercial design review and sign application for Fareway Stores.

Roll call vote: Ayes, unanimous.

7:10pm

Public hearing on zoning code amendment; Chapter 17.44.010 – procedures for applications for rezoning real estate in the City of Decorah; April 8, 2019 at 7:10pm

Bird stated the item was published in the required allotted time in the Decorah Newspaper, March 26. He conveyed one inquiry received at city hall with comments regarding trying to better understand what the proposed amendment means.

Bird and Moellers reviewed the rules of conduct for public hearings and Moellers noted generally there is a five-minute time limit on comments from the public.

Sharon Delvento, 206 Rural Avenue, spoke against the proposed changes to the zoning code. She noted that she believed any building in flood plains should not be allowed. It should be illegal, and she stated she did not agree with this language change.

Steve Luse, 508 Iowa Avenue, spoke against the proposed ordinance stating he believed it should mirror the current language in the code regarding the receipt of a petition which takes a three-fourth majority of the council to overturn.

Janelle Pavlovec, 512 West Broadway, stated she had the same comments as Sharon Delvento, there should be no building in the flood plain, and this language should remain as is.

At this time, Moellers asked for any further public comments. Seeing none, he closed the public hearing portion of the meeting.

Consider **Resolution No. 2019-01**, an amendment to Chapter 17.44.010 – procedures for applications for rezoning real estate in the City of Decorah

Bird noted this resolution is on the proposed amendment to chapter 17.44.010, procedures for applications for rezoning real estate in the City of Decorah.

Bird clarified the statements about the receipt of petitions and how the commission and council shall react to them. He also clarified that this proposed amendment would allow for a two-thirds, five members, majority vote of the city council to override a denied application for zoning amendment from the planning & zoning commission.

Zook asked about the other red letters in the resolution and Bird noted those were language or wording clarifications provided by the city attorney.

Zook also commented, that while he was inclined to vote yes on the resolution, he cautioned the city council that they may get more than they might be considering if this change in code comes through.

Motion by Clarke and seconded by Delaney to recommend approval of Resolution No. 2019-01, an amendment to Chapter 17.44.010 – procedures for applications for rezoning real estate in the City of Decorah.

Roll call vote: Ayes – Delaney, Clarke, Zook, Moellers. Nays, Massman.

Motion approved, 4-1.

7:10pm

Public hearing on amendments to City's 2012 Comprehensive Plan; Comprehensive Plan amendment. April 8, 2019 at 7:10pm

Bird stated the item was published in the required allotted time in the Decorah Newspaper, March 26. He conveyed there were no comments received at city hall.

Bird and Moellers reviewed the rules of conduct for public hearings and Moellers noted generally there is a five-minute time limit on comments from the public.

There was no one to speak for or against the amendments to the 2012 Comprehensive Plan.

Consider **Resolution No. 2019-02**, an amendment to the City's 2012 Comprehensive Plan amendment. *Bird reviewed the process the commission has taken to review the comp plan. He noted the commission should deliberate on the proposed amendment and updates to the city's 2012 Comprehensive Plan. He clarified this amendment shall be considered an update and not a full revision. He noted the commission looked at updates in data, language, forecasts, some planning and zoning related targets are amended, and review of demographic data and these comprise the prevalent substance to the update / amendment.*

Bird provided a chapter by chapter review of the key elements of the update but noted he had not finished the final update and changes.

While the commission appreciated the work completed to date, they agreed to wait until the final version was ready for review.

Motion by Zook and seconded by Clarke to continue the public hearing on the 2012 comp plan amendment to Monday, May 13, 2019 at 7:00pm.

Roll call vote: Ayes, unanimous.

Motion by Moellers and second by Zook to table resolution 2019-2, an amendment to the City's 2012 Comprehensive Plan amendment, until such time as the work is fully updated and completed.

Roll call vote: Ayes, unanimous.

Discussion and possible action on review of minimum lot sizes

Zook continued the discussion on lot sizes and how they may impact affordable housing. He engaged the commission in discussion and asked about changes to the codes and what impacts there may be.

Moellers agreed to lot at existing lots in Decorah and how proposed changes might work or be perceived to work.

Zook and the commission agreed to continue the conversation.

Other business

There being no other business, the meeting was adjourned at 8:07pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator