

City of Decorah
Planning and Zoning Commission
May 13, 2019 – 7:00pm
Meeting Minutes

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

Others present: Zoning Administrator / City Manager Chad Bird.

Consider officers of the commission; chair and vice-chair

Motion by Thompson and seconded by Zook to appoint Stan Moellers as chair of the commission for 2019.

Roll call vote: Ayes, unanimous.

Motion passed.

Motion by Zook and seconded by Jenkins to appoint Nathan Thompson as vice-chair of the commission for 2019.

Roll call vote: Ayes, unanimous.

Motion passed.

Consider approval of minutes from the April 8, 2019 meeting

Motion by Massman and seconded by Clarke to approve the minutes from the April 8, 2019 regular meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

7:00pm – continued from April 8, 2019

Public hearing on amendments to City's 2012 Comprehensive Plan; Comprehensive Plan amendment

Motion by Moellers and seconded by Zook to remove the tabled public hearing from April 8, 2019 to today's meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

Bird read an overview of changes to the current comprehensive plan and entered the review in the record.

There were no other comments.

Consider **Resolution No. 2019-02**, an amendment to the City's 2012 Comprehensive Plan amendment

Motion by Thompson and seconded by Clarke to recommend approval and send to City Council for review and adoption.

Roll call vote: Ayes, unanimous.

Motion passed.

Consider C-3 Commercial Design Review re:120 Washington Street, *La Rana Bistro* – remove and replace awning

Bird noted Mark Smeby, La Rana, 120 Washington Street is proposing to remove and replace his existing awning with a new style. Colors and patterns are the same. Hardware and mechanical systems are new.

Bird stated the improvements appear to meet city codes.

Motion by Jenkins and seconded by Zook to recommend approval of the C-3 permit for 120 Washington Street, La Rana Bistro.

Roll call vote: Ayes, unanimous.

Motion passed.

Consider **Resolution No. 2019-03**, Scenic View Estates - final plat, 14th addition

Bird noted Steve Downing has submitted a final plat for this seven-lot subdivision / final plat for Scenic View Estates. The preliminary plat was completed and approved several years ago and as part of a subdivision in unincorporated land.

Bird stated the plat appears to meet code requirements in R-3 Multi-Family Residential Zoning.

Zook noted that the lot sizes in this plat illustrate his recent comments about smaller lot sizes in Decorah. Bird asked Downing if he had considered smaller lots and his reply was these sizes were best suited for his development.

Motion by Clarke and seconded by Delaney to recommend approval of Resolution No. 2019-03, Scenic View Estates - final plat, 14th addition.

Roll call vote: Ayes, unanimous.

Motion passed.

Consider setting a public hearing on rezoning of property; *Allan Dahlen*,1780 Old Stage Road / Co Rd A52 parcel(s) to C-4 Shopping Center Commercial District, June 10, 2019 at 7:00pm

Bird reviewed the application to rezone property submitted by Tade Kerndt, on behalf of Allan Dahlen. The applicant is asking the commission to rezone from F-1 Flood Plain to C-4 Shopping Center Commercial District.

Bird noted the action here is to set a date for a public hearing, June 10, 2019, 7:00pm.

Motion by Zook and seconded by Moellers to set Monday, June 10, 2019 at 7:00pm as the date and time for a public hearing on rezoning of property; *Allan Dahlen*,1780 Old Stage Road / Co Rd A52 parcel(s) to C-4 Shopping Center Commercial District.

Roll call vote: Ayes; Zook, Moellers, Clarke, Delaney, Massman, Jenkins.

Nays; Thompson.

Motion passed.

Update on proposed annexations

By way of an update, Bird noted city staff is working to complete two annexations of property in to the City of Decorah. One annexation is left over from the 2014 water and sewer improvement project along East Hwy 9. Map attached. This is the final piece to annex of four separate annexations since 2013.

The other section to annex is a new parcel recently purchased by Decorah Jobs, Inc. and the desire is to have this be an addition to the Decorah Business Park.

Bird noted these will be formally presented to the City Council on May 20, 2019 which will then begin the formal annexation process per state guidelines.

Review proposed offer for sale of public land – 1400 Oneota Drive

Bird noted the landowner adjoining a city parcel has proposed an offer to purchase the city lot. Bird reviewed the Parks & Recreation Board and city staff have recommended the city retain ownership of the land.

Bird shared the Council's property committee will consider the offer at a committee meeting on Monday, May 20, 2019 at 6:30pm.

In a review of city code - 2.26.030 – Powers, city staff is asking the P&Z commission to consider the possible sale of this land and to provide comment to the city council's committee.

The offer to purchase has been in the \$1,500 to \$2,000 range.

Motion by Zook and seconded by Massman to recommend the city council consider selling the land.

Roll call vote: Ayes, unanimous.

Motion passed.

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 8:02pm

Respectfully submitted,



Chad A. Bird
City Manager
Zoning Administrator