

City of Decorah  
Planning and Zoning Commission  
June 8, 2020 – 7:00pm  
Meeting Minutes

Electronic meeting pursuant to Iowa Code section 21.8 – In circumstances where such a meeting is impossible or impractical due to concerns about COVID-19 and social distancing for the safety of commission members and the public.

In support of Iowa Governor Kim Reynolds' proclamation declaring a State of Public Health Disaster Emergency in Iowa, the current COVID-19 situation makes it "impossible and impractical" to meet in one location. Due to this the Decorah City Hall was partially closed to the public for the June 8, 2020 Planning & Zoning Commission meeting. Seating was limited to ensure distancing. The public was invited to participate via electronic means.

Members present included: Ryan Delaney, Jared Essa, Tony Clarke, Barbara Massman, and Joel Zook.

Absent: Nathan Thompson

Llew Jenkins has resigned her seat on the commission effective June 1, 2020

Others present: Zoning Administrator / City Manager Chad Bird.

Consider approval of minutes from the May 11, 2020 regular meeting

**Motion by Zook and seconded by Delaney to approve the minutes from the May 11, 2020 regular meeting.**

**Roll call vote: Ayes, unanimous.**

**Motion passed.**

**7:00pm – public hearing**

Public hearing on a request for rezoning of property; *Tom and Barbara Massman, 1513 Laurel Drive parcel from A-1 Agricultural District to R-1 Single Family Residential District*

*Bird stated this hearing is required for the proposed rezoning of these area. He further stated the property owners support the rezoning due to their recent annexation of the parcel. Bird noted the annexation and subsequent rezoning is for the construction of a single-family home.*

*Zook asked about the overall and final lot size and what the surrounding zoning was. It was noted the new parcel, as annexed is just over 19,000 square feet in area. The surrounding zoning is in the unincorporated area and is mostly agricultural zoning / use.*

*There were no other public comments.*

Consider **Resolution No. 2020-07**, a rezoning of property; *Tom and Barbara Massman, 1513 Laurel Drive parcel from A-1 Agricultural District to R-1 Single Family Residential District*

*There was no further commission discussion.*

**Motion by Clarke and seconded by Zook to approve resolution No. 2020-07, a rezoning of property; Tom and Barbara Massman, 1513 Laurel Drive parcel from A-1 Agricultural District to R-1 Single Family Residential District**

**Roll call vote: Ayes, unanimous.**

**Motion passed.**

Consider repeal of previous site plan submittals for 105 St. Lawrence Street, *Quandahl Investment Properties, LLC, multi-family residential unit*

*Bird noted Kole and Dexter Quandahl have requested all previously considered site plans, site plan versions, and amendments be repealed and no longer considered in the development of their property at 105 St. Lawrence Street. They have submitted a new site plan.*

**Delaney moved and Essa seconded a motion to repeal previous site plan submittals for 105 St. Lawrence Street, Quandahl Investment Properties, LLC, multi-family residential unit**  
**Roll call vote: Ayes, unanimous.**  
**Motion passed.**

Consider a Site Plan Review re: 105 St. Lawrence Street, *Quandahl Investment Properties, LLC, multi-family residential unit*

*Kole and Dexter Quandahl presented a site plan showing that presented parking in a traditional layout with garages in the front of main units. Bird and City Engineer Jeremy Brill reviewed the site plan and presented the commission with their report. There were no points of conflict on the plan and Bird noted it appeared to meet city code.*

*Zook asked the developer why they had switched the site layout.*

*Kole Quandahl noted he wanted to eliminate any need for a variance application and address concerns raised in previous versions. Dexter Quandahl noted the new design adds more character to the building.*

*There was general discussion regarding existing trees and the developer noted he would be removing trees in conflict with the development but landscaping at the end of the project.*

*Lee Hackman, 500 Washington Street, commented that his legal team has not had a chance to review the site plan and would not be making a statement at this P&Z meeting.*

*Piper Hobbs, 202 St. Lawrence Street made some comments about trees and landscaping and noted this site plan did seem to be better compared to others presented.*

*David Hobbs, 202 St. Lawrence Street commented about green space and how it is important to the neighborhood.*

**Zook moved and Clarke seconded a motion to approve the site plan for 105 St. Lawrence and to recommend approval to the city council.**  
**Roll call vote: Ayes, unanimous.**  
**Motion passed.**

WDCI presentation; Hwy 9 traffic study

*Stephanie Fromm, executive director of Decorah Jobs, Inc. and Winneshiek County Development and Tourism presented a final report on a traffic study conducted along Highway 9 Est through the Decorah Business Park corridor.*

*Fromm presented the study, completed by Bolton & Menk and presented with their assistance.*

*General review of the study reveals that traffic control is not warranted until the business park is 50% further built out to completion. It was suggested the Toppling Goliath expansion might be the next level trigger in a "up to" ten-year time span.*

*Traffic counts are in 7,000 AVD West bound and 9,000AVD East bound. Full build out of the business park could double average vehicles per day counts.*

*The commission thanked Fromm and her team for presenting their information.*

Discussion and possible action on possible sale of public land; Fox and Coon Property

*Bird share that city code requires the commission consider any possible public land sale. He provided a review of city code 2.26.*

*Bird noted the city is considering offers to buy and develop the land known as the Fox and Coon Club. He reviewed some requirements on the sale and development being considered by the city council.*

*Clarke noted the area seemed right for development and Zook inquired about the highest and best uses, commercial zoning?*

*Bird share this area is in the city's comprehensive plan as future highway commercial zoning.*

**Zook moved and Delaney seconded a motion to recommend the city council consider selling the land as long as the proposed development meets the highest and best use and is in adherence to the city's comprehensive plan.**

**Roll call vote: Ayes, unanimous.**

**Motion passed.**

Discussion and possible action on code amendment; shipping containers

*Bird shared a sample draft zoning code change that restricts the use of shipping containers in residential areas.*

*The commission discussed colors, sizes, and whether the city would consider a permitting process or not. The idea of "not by right, but by permit" came up as a way to work through use in the community.*

*The commission asked Bird to bring some examples and clarity on the issue.*

Discussion and possible action on code amendment; parking spaces

*The commission expressed interest in looking at updates to the zoning code to allow for some parking space relief based on dwelling unit sizes.*

Other business

There was no other business.

There being no other business, the meeting was adjourned at 8:24pm

Respectfully submitted,



Chad A. Bird  
City Manager  
Zoning Administrator