

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of December 2, 2020

This meeting was an 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. The Decorah City Hall was open. However, seating was limited to ensure proper social distancing. Seating was available on a first-come, first served basis for the December 2, 2020 Board of Adjustment meeting. However, the meeting was available telephonically. The public was able to hear and participate in the Board meeting.

Sue Sander called the meeting to order at 5:15 p.m. and the following answered roll:
Janelle Pavlovec, Kraig Tweed, and John Jenkins.

Absent: Carol Hagen

Approval of minutes of the November 4, 2020 regular meeting.

Tweed moved and Pavlovec seconded a motion to approve the minutes of November 4, 2020.

Roll call vote: Ayes: Tweed, Pavlovec, Jenkins, and Sander.

Motion was approved.

Winneshiek County Ag Association for 308 Sumner Street requesting permission to construct a new community building contrary to the C-5 Zoning district regulations and a Special Permit of the Zoning Code (*17.104.040, 17.52.020, 17.32*)

Mr. Ron Hemesath was present, representing the Winneshiek County Fair Board. He presented the Board's application for a new 21,000 square foot community center. The property and site are located on the fair grounds at 308 Sumner Avenue.

He explained the Board is proposing to remove and demolish six different deficient buildings on the grounds and replace them with one modern building of approximately 100 feet by 180 feet.

Bird noted there are three variances or special considerations for the Board of Adjustment to consider with this application.

The first is the initial front-yard set back from the C-5 Office Park Commercial zoning of 40 feet for a front-yard to a requested five feet for the front-yard.

The second is a variance from the required 432 parking spaces for this sized building in this zoning district.

The third and final is a special use permit for the type of use proposed contrary to the permitted uses in the C-5 zoning district.

There was no additional information presented to the Board.

In public comments, Andy Hageman, 304 Sumner Avenue stated he is supportive of the project and is happy to see the Fair Board make these improvements.

There were no additional public comments.

In Board conversation;

Jenkins asked several questions about the floodplain. Bird noted the Fair Board is proposing to raise the building by one-foot to be above the 100-year floodplain level.

Bird also noted a special permit for fill in the floodplain is not required due to the location of the site and the zone.

The Board had no further questions or comments.

Jenkins moved and Sander seconded a motion to approve the Winneshiek County Ag Association's request for a variance for front-yard setback to 5', parking relief from the required 432 spaces and for a special use permit for 308 Sumner Street for construction of a new community building contrary to the C-5 Zoning district regulations.

Roll call vote: Unanimously approved.

Absent: Carol Hagen

2020 – year in review; *review of applications and variances*

Bird provided a recap of the Board's action in 2020 and provided a printout report. There was general discussion.

Other Business:

Bird introduced Greg Swanson as the City's new building official.

Sander announced Wednesday, January 6, 2021 at 5:15pm as the next meeting and confirmed member in-person attendance.

There being no other business, the meeting was adjourned at 5:46pm.

Respectfully submitted,

