

CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of February 10, 2021

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 February 10, 2021 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, John Jenkins, and Carol Hagen.

Sander noted this meeting was a continuation of the original meeting held on Wednesday, February 3, 2021.

Deneen Hovden & Michelle Barth for Mill Street Mocha, 909 South Mill Street requesting permission to construct a commercial building contrary to the R-3 Residential and C-1 Commercial Zoning District regulations.

Sander opened the meeting noting it is a continuation of the meeting opened and started on February 3, 2021.

Hovden spoke about the site plan and concerns about vehicle emissions. She noted there would be landscaping and vegetation around the perimeter of the site to shield others from emissions. She noted grasses would provide better protection than trees.

Hagen noted she has read that hedges would be good protection and help block the wind.

There was some discussion about moving the site plan around to reflect the drive thru to the South of the lot.

Roger Mohn suggested a South oriented drive would aid with the concerns about emissions.

Sander reviewed the application again and the actual variances sought by the developers.

Bird and Sander discussed having the board vote on each one individually so it is clear what the board is considering and approving.

There were no further public comments.

There were no additional comments or questions from the Board.

Sander moved and Hagen seconded a motion to approve a variance request to provide for three parking spaces from the code required five parking spaces.

Jenkins asked about which direction traffic would flow and it was noted if the orientation changed to a South drive-thru flow would be from West to East.

Roll call vote: Unanimously approved.

Tweed moved and Jenkins seconded a motion to approve a variance request to provide for 13' 6" North property line setback and a 1' 6" South property line setback.

Roll call vote: Unanimously approved.

**Sander moved and Hagen seconded a motion to approve a variance request to provide for a 2' variance for the parking space on the East side of the site and noting the West side parking spaces meet the code requirements.
Roll call vote: Unanimously approved.**

In conclusion, Jenkins asked about any possible sound leakage from the drive-up kiosk and Barth and Hovden noted the kiosk would have a hood over it that should shield the sound from the speaker system.

Other Business:

Sander announced Wednesday, March 3, 2021 at 5:15pm as the next meeting and confirmed member in-person attendance.

There being no other business, the meeting was adjourned at 6:03pm.

Respectfully submitted,

