

CITY OF DECORAH  
PLANNING AND ZONING COMMISSION  
Special Meeting  
March 31, 2021-5:00pm  
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 Council members and the public.

In support of Iowa Governor Kim Reynolds' proclamation declaring a State of Public Health Disaster Emergency the Decorah City Hall will have limited seating to remain under 50% capacity at required social distancing protocol during the March 8, 2021 Planning & Zoning Commission meeting. Access to the Chambers will be limited and available on a first-come, first-served basis. However, the meeting will be made available electronically. The public will be able to hear and participate in the Commission meeting by calling:

Members present included: Ryan Delaney, Terri Byrnes via zoom, Tony Clarke, Marla Klocke, Jared Essa

Absent: Joel Zook, and Nathan Thompson

Others present: Jeremy Brill, Tom Rhoads

Consider approval of new site layout re: 308 Sumner Avenue, Winneshiek County Ag Assoc. New 100' x 160' commercial building and a 30' south canopy extension.

*Swanson reviewed the background notes and stated that on December 2<sup>nd</sup>, 2020 Winneshiek County Ag Association presented to Board of Adjustment requesting variance for permission to construct a new community building contrary to the C-5 district regulations and a special permit of the Zoning Code. (17.104.040, 17.52.020, 17.32) Also requested were 3 variances of original building of 21,600 SF for a 5' front building setback from Sumner Ave, (40' req'd) and a reduction on the required parking stalls of 432 (1 stall per 50sf), and a special use permit for type of use contrary to the permitted uses in the C-5 zoning district.*

*Board approved on 12/2/2020.*

*The project was pulled from the December P&Z meeting agenda per AG Association request.*

*New proposed structure is 16,000 SF with a 30' canopy. 5' variance will still be utilized.  
New parking requirement of 320 stalls. (1 stall per 50SF)*

*Existing structures have been removed with plans to eliminate the last existing Bathroom structure prior to construction.*

*City Engineer Brill gave a brief statement in review of the site checklist as supporting documentation in regards to utility easements, and barrier free parking requirements with direct access needs.*

*Clarke called on Ron Hemesath to speak on behalf of the project.*

*Essa asked if possible locations of the BF parking had been determined*

*Hemesath gave possible locations but said the likely location would be on the northwest corner.*

*Clarke asked for info on the building structure (metal, AC? interior etc.)*

*Hemesath provided that the building was all based off donations given and would be a steel building, well insulated, have a catered kitchen and fully functional bathrooms.*

*Clarke commented that it would be a nice welcoming addition to the fair and to the city of Decorah.*

*Clarke called for commission discussion.*

*Commission had no further comments.*

*Clarke called for public comment.*

*No public comments were made.*

**Motion by Delaney and second by Klocke to recommend approval of the new Winneshiek County AG Association building.**

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

**Absent: Zook, Thompson**

**Motion passed.**

Other business

*In other business, Klocke raised the idea of changing the start time for meetings from 7:00pm to 5:30pm. The commission agreed to consider this for future meetings.*

*Delaney expressed concerns for an early start time in summer months.*

*The commission agreed to consider a time change at the April meeting.*

There being no other business, the meeting was adjourned at 5:37pm

Respectfully submitted,

Greg Swanson  
Zoning Administrator