

CITY OF DECORAH
PLANNING AND ZONING COMMISSION
November 8, 2021 -5:30pm
Meeting Minutes

Members present included: Terri Byrnes, Joel Zook, Ryan Delaney, Tony Clarke, Martin Refsal, Nathan Thompson and Marla Klocke

Others present: Lorraine Borowski, Jeremy Brill

Zoom participants present: Renee Hill, John Anderson, Michelle, Paul Scott, Decorah Fire, Matt Carey and Steve Zittergruen

Consider approval of minutes from the October 11, 2021 regular meeting.

Motion by Zook and second by Refsal to approve the minutes from the October 11, 2021 regular meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

Public hearing on a request for rezoning of property: 2324 Sweet Parkway Rd, Prairie Lakes Church- Lot 3, Decorah Business Park 2nd Subdivision from C-5 Office Park Commercial to R-3 Multi Family Residential.

Prairie Lakes Church is requesting rezoning of 2324 Sweet Parkway currently zoned as C-5 Office Park Commercial. The new requested zoning is R-3 Multi family Residential. Churches currently are not allowed in C-5 but are a permitted use in R-3. Prairie Lakes Church has the Sweet computer building. The plan is to remodel the interior at a later date, no plans as of now to update the parking area.

Lorraine Borowski comments she is neither for or against the rezoning request but points out that the Business Park was established for businesses and not residential. If rezoned it could affect taxes.

Board discusses the tax loss of \$28,000 but would also have opportunities in the future to gain revenue. Board also discusses concerns on spot zoning and wonders if should be sent to Board of Adjustment. John Anderson stated the Board of Adjustment does not apply in this situation. Refsal questions the public's perception, would they view this as favoring one business over another

Swanson stated that aside from loss of tax revenue, this could potentially open the door to more properties being rezoned to R-Residential. Swanson also stated that any motion to approve must include the condition that the remodel to the church must commence in 18 months.

Motion by Delaney and second by Klocke to approve Resolution No. 2021-5 on a request on rezoning the property of 2324 Sweet Parkway Rd, Lot 3, Decorah Business Park 2nd Sub from C-5 Office Park Commercial to R-3 Multi Family Residential conditional that the remodel to a church occupancy must commence within 18 months of rezoning approval.

Roll call vote:

Ayes, Delaney, Byrnes, Clarke, Klocke, Zook and Thompson

Nays: Refsal

Motion passed.

Consider a site plan review re: 900 Short Street, Scooters Coffee, A&M Coffee LLC- commercial building- Lot 2 of 1 of 1 of 13, Lot 2 of 13, Lot 2 of 2 of 14 and Lot 2 of 2 of 15, all in the Southeast Quarter of the Northwest Quarter of Section 21, Township 98 North, Range 8 West of the 5th P.M. in the City of Decorah, Winneshiek County, Iowa.

Owner of Scooter's Coffee explains this would be a drive through only coffee shop, focusing on speed and customer service. It would provide space for 6 cars in order line with no more than a 3 minute wait. She also states they will be bringing in new tax revenue.

Bril explained easement lease for site, contingent on approval from Planning and Zoning. The current driveway will be shared by 3 properties, who will maintain the access the city does not maintain. Although the details need to be worked out, the city would need access to the box culvert and there is a need for an easement agreement by all 3 properties. The signage for the building is currently going through City Council since it's scheduled to be in City right of way. The paving of the driveway has been referred to the street committee. Bril also states 1 bike stall would be required and that he is recommending approval.

Motion by Clarke and second by Byrnes to approve site plan review contingent on Bril's letter that the access road be dealt with as specified, re: 900 Short Street, Scooters Coffee, A&M Coffee LLC- commercial building- Lot 2 of 1 of 1 of 13, Lot 2 of 13, Lot 2 of 2 of 14 and Lot 2 of 2 of 15, all in the Southeast Quarter of the Northwest Quarter of Section 21, Township 98 North, Range 8 West of the 5th P.M. in the City of Decorah, Winneshiek County, Iowa.

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

Consider approval for the sale of property re: 701 Maple Avenue.

Klocke questions the size of structure that could be built on property. Swanson states approximately a 1200 square foot home with 2 car attached garage would fit.

Motion by Zook and second by Delaney to approve the sale of the property at 701 Maple Ave

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

Consider Acceptance of the Mural Guidelines, updated final edition dated September 27, 2021, provided by Decorah Historic Preservation Commission.

Motion by Clarke and second by Zook to accept the mural guidelines, updated final edition dated September 27, 2021, provided by the Decorah Historic Preservation Commission.

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

No other business

Meeting Adjourned 6:17.5 pm

Respectfully submitted: Greg Swanson, Zoning Admin