

CITY OF DECORAH
PLANNING AND ZONING COMMISSION
October 11, 2021 -5:30pm
Meeting Minutes

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

Absent: Marla Klocke

Others present: Kelly Bachelder, Lorraine Borowski, Greg Swanson, Mark Muggli, and Janelle Pavlovec.

Zoom participants present: None

Consider approval of minutes from the September 13, 2021 regular meeting.

Motion by Zook and second by Delaney to approve the minutes from the September 13, 2021 regular meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

Consider setting a date for a public hearing November 8, 2021 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.

Prairie Lakes Church is requesting a public hearing date on November 8, 2021 on the 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 is purchasing the Sweet computer building and closes on the property October 29th, 2021. The plan is to remodel the interior at a later date, no plans as of now to update the parking area.

Zook questioned whether this was really something for Planning and Zoning to act on or something more suited for the Board of Adjustment. Possibly getting a variance on the change of use rather than rezoning.

Swanson replied that it wasn't his belief that it qualified as a variance situation but he would verify it with the City Ordinance and City Attorney.

Motion by Delaney and second by Thompson to approve setting a date for a public hearing November 8, 2021 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.

Roll call vote: Ayes, unanimous.

Motion passed.

Update on Mural Guidelines provided by Decorah Historic Preservation

Mark Muggli gave a brief history on the development process of all the C-3 design guidelines. The guidelines as explained were finalized and accepted by City staff and are now incorporated into the application process for applicants to consider, and the DHPS would review upon application Submittal.

Refsal inquired as to what changed from the 2019 to 2021 Guidelines. Muggli added they were simplified based on comparable cities and webinars researched.

Clarke requested that the acceptance of the revised Guidelines be voted on at the November 8th, 2021 meeting.

No other business

Meeting Adjourned 5:42.3pm

Respectfully submitted: Greg Swanson, Zoning Admin