

**CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of October 6, 2021**

Sue Sander called the meeting to order at 5:14 p.m.

Members Present: Sander, Hagen, Pavlovec, Tweed and Onsager

Others Present: Craig Chyle, Dan Spilde, Roger Dahlen, Nelson's, Joy Bahnman, John Anderson, Greg Swanson and Renee Hill.

Approval of Minutes of the September 1, 2021 meeting

Motion by Tweed seconded by Hagen to approve the September 1, 2021 meeting minutes.

Roll call vote: Ayes

Motion approved. Unanimous.

Daniel Spilde of 810 Locust road is requesting permission to reconstruct an existing attached garage on the North side of the residence. Existing Garage is non-compliant per R-1 Bulk Regulations 17.68.040. 25' rear setback required.

Spilde states his plan to rebuild a new 3 stall garage. It would be 2 feet closer to the neighbor's property than the previous 2 stall garage, however, neighbors do not have any objections.

No questions from Board.

Motion by Sander and second by Onsager to approve a variance of 7' allowing an 18' setback to reconstruct existing attached garage on the North side of the residence contrary to the R-1 Residential Zoning District regulations.

Roll call vote: Ayes

Motion approved. Unanimous.

Craig Chyle of 410 E Main Street is requesting permission to construct a roof structure over an existing patio on the west side of his residence. The proposed structure would be non-compliant per R-3 Bulk Regulations 17.76.040. 10' side setback required.

Chyle states his plans to add a low sloped shingled roof over the existing concrete patio. The patio is located between the 2 properties that Chyle owns and the roof would be approximately 16 feet wide. Chyle states he has approval letters from neighbors who are in favor of the addition of the roof.

No Questions from Board.

Motion by Tweed and second by Pavlovec to grant permission to construct a roof structure over existing concrete patio located on the West side of the residence contrary to the R-3 Residential Zoning District regulations.

Roll call vote: Ayes

Motion approved. Unanimous.

Mitch Dahlen of 608 Dudley Street is requesting permission to construct a deck on the south side of the residence (Dudley Street). The site is currently non-conforming. The proposed structure would be non-compliant per R-3 Bulk Regulations 17.76.040. 25' front setback required.

Roger Dahlen speaks on behalf of Mitch Dahlen. Dahlen states the old steps caused water issues so they were removed. Dahlen states they are requesting a 6 foot variance from setback to install new unattached decorative steps.

*Onsager questions if the steps will be on the side of the house. Dahlen confirms the steps are on the side of the residence.
No other questions.*

Motion by Onsager and second by Sander to approve a variance of 15' allowing a 10' setback for Mitch Dahlen to construct a deck structure located on the South side of the residence contrary to the R-3 Residential Zoning District regulations.

Roll call vote: Ayes

Motion approved. Unanimous.

Review and Consider approval of the Findings of Fact and Decision for the Decorah Green House Variance requests.

Sanders clarifies they are only approving what was already approved in August. The 3 items that were approved in August were:

- 1. 20' setback for front of the property*
- 2. Raise 3 new hoop buildings 16' from original floor*
- 3. Raise height*

Motion by Tweed and second by Onsager to approve as amended the Finding of Fact on variance approvals for the Decorah Greenhouse.

Roll call vote: Ayes

Motion approved. Unanimous.

Extended Discussion on policies, rules and Regulations for Board of Adjustment. Board recommendations for updated Appeal Form.

John Anderson states this is the preliminary copy, anything can be added or changed at this point. Board discusses the order of the application form should be changed to the following:

- 1. Page 5 should become page 1*
- 2. Page 1 should become page 2*
- 3. Page 2 should become page 3*
- 4. Page 4 should remain page 4*
- 5. Page 3 should become page 5 and be for board use only*

Board also discussed refining process of finding of facts. Once the variance has been approved by the board the next step will be finding of facts followed by approval of minutes at the next board meeting. After the minutes have been approved appeals can be filed up to 30 days.

Other Business

The Nelson's question the site plan of the Greenhouse. Sanders informs them nothing has been submitted by the Greenhouse.

The meeting adjourned at 6:29 pm.

Respectfully Submitted.

Greg Swanson

P&Z Administrator