

CITY OF DECORAH
PLANNING AND ZONING COMMISSION
September 13, 2021 -5:30pm
Meeting Minutes

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

Absent: Nathan Thompson

Others present: Jeremy Bril, Tom Rhoads, Renee Hill, Greg Swanson, Bill Bergstrom, Sandy Stover, Shannon Durbin & Janelle Pavlovec. Zoom participants present: Darin Svenson and Ryan Benjerges

Consider approval of minutes from the August 9, 2021 regular meeting.

Motion by Zook and second by Klocke to approve the minutes from the August 9, 2021 regular meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

Public hearing on a request for rezoning of property; 3chicksrentals, LLC (old Fox & Coon Club property in the vicinity of Hwy 9 and Hwy 52) from A-1 Agricultural to C-1 Commercial.

Pursuant to a Purchase and Development Agreement, 3chicksrentals, LLC purchased property located in the vicinity of the intersection of Highway 52 and Highway 9 (Old Fox and Coon Club) from the City of Decorah in May 2021. As part of the agreement, 3chicksrentals, LLC agrees and consents to having the property voluntarily annexed into the City of Decorah and zoned as C-1 Commercial. City Code Section 17.16.160 provides "All territory which may become a part of the incorporated area of the city through annexation shall be classified in the A-1 agricultural district until otherwise classified. However, the planning and zoning commission may recommend the appropriate district classification for a tract prior to its annexation so that upon the holding of a public hearing and approval of annexation by the city council, the territory may be immediately so classified."

Zook questions the driveway easements. Bril states the City maintains 3 easements that will grant them all they access they desire.

Refsal states concerns of commercial building by a flood plain could cause issues.

No public comments.

Consider Resolution No. 2021-4 on a request for rezoning of property; 3chicksrentals, LLC (old Fox & Coon Club property in the vicinity of Hwy 9 and Hwy 52) from A-1 Agricultural to C-1 Commercial.

Motion by Delaney and second by Klocke to approve Resolution No. 2021-4 on a request for rezoning of property; 3chicksrentals, LLC (old Fox & Coon Club) from A-1 Agriculture to C-1 Commercial

Roll call vote: Ayes, unanimous.

Motion passed.

Consider a Site Plan Review and approval for the Quandahl Highland Drive Development – Lot 1 of 2 on the NE ¼ of section 9, Township 98 North, range 8 west of the PM in Winneshiek County, Iowa. Zoning R-3.

Quandahl Investment Properties LLC is requesting a site plan approval on the Highland Drive Development project. The proposed site will have 3 condo buildings, each with 4 units including a 2 car garage, each condo building is approx. an 8200SF footprint. All proposed paving to be concrete and all other areas seeded.

City engineers and zoning administrator have completed site reviews. Staff recommends approval contingent on minor items listed in engineers review.

Bril clarifies items listed in Engineer's review.

- 1. The street will remain private as well as the utilities*
- 2. Working with John Anderson and the Condo Association to finalize the street frontage.*
- 3. Sidewalks are still up for discussion. As of now there are no other sidewalks along Highland Drive.*
- 4. Proposing to re-direct storm water to SW corner. There will be no curb and gutter on property. Still working with development to change the location of discharge.*
- 5. The East side of the property will be raised up*
- 6. Schedule and inspection forms will be submitted.*
- 7. Overall Engineers are recommending approval as the project meets all storm water mandates.*

Quandahl's state that 2 of the buildings will have basements. Byrnes asked for clarification on total number of units. Quandahl's state a total of 12 condos are being proposed.

Refsal questions location of discharge pipe and if it will have to be moved. Bril states new location has not been determined.

Bill Bergstrom of 103 Randall drive, which is the lowest point on the south side of the proposed project, states that they have had problems with water run off since they moved in. Bergstrom questions if another sewer system will be installed to help resolve the issue of having only 1 system on Michel Drive. Benjerges states the 1st option for run off from the development would be to tie into current system, however, they are unable to get an easement. Benjerges states the 2nd best option is to install a specialized outlet structure in the NE to collect run off and allow the water to gradually seep away. This option will reduce run off rate from a 50 year flood to a 5 year flood and will decrease the CFS from 7.5 to 5.8.

Sandy Stover of 1201 Michel Drive questions why so many water management areas are planned. Benjerges states because of the new storm water ordinance, the rules and regulations are much more stringent. The proposed building site may look different than other sites, but that is not an indication of problems. Benjerges states that the areas are planned to meet the City's requirements. Stover questions if the SW drainage is a temporary pond. Benjerges stated he would call it more of a large puddle. 6.5 inched of rain would cause a 2 foot puddle that would seep away, which is required by code. Stover questioned if the NE has the same. Benjerges confirmed yes it's the same.

Stover questions the survey completed by Erdman Engineering. She states that she has always thought the fence on her property was the property line. However, by the survey, she is losing 7 ½ feet of property. Clarke states the survey will show the correct property line, not the fence.

Stover voices concern of added traffic and poor quality of road. Clarke recommends Stover approach City Council to ask about repairs.

**Motion by Clarke and second by Klocke to approve the proposed site plan for the Quandahl Highland Drive Development –Lot 1 of 2 in the NE ¼ section of 9, Township 98 North, Range 8 west of the PM in Winneshiek County, Iowa. Zoning R-3 contingent on recommendations from The City of Decorah.
Roll call vote: Ayes, unanimous.
Motion passed.**

Consider approval of the C-3 Commercial Design Application for the ArtHaus at 107 W Broadway Street- 6 foot high fence. (Tabled at June 14, 2021 meeting)

Swanson states an allowance has been granted allowing the 6 foot high fence.

Durbin states Arthaus has been working with Driftless Gardens to design a community garden that has plants that can be used for natural dye.

Rhoads states the City Attorney and Arthaus have been working together to come to an agreement on easement on the box culvert and will be meeting with City Council to approve.

*Klocke questions if the only item being asked for approval is the fence and if all setbacks have been met.
Swanson confirms, just the fence and all setbacks have been met.*

**Motion by Zook and second by Clarke to approve the ArtHaus fence project to proceed, recognizing no construction take place until the easement agreement is executed and approved by City Council.
Roll call vote: Ayes, unanimous.
Motion passed.**

Discuss Mural Guidelines provided by Decorah Historic Preservation

Zook states has been working with Historical Preservation, but nothing has been finalized.

Swanson questions if separate applications should be used for murals and states that currently there are no regulations on size or content of murals.

Zook questions if permits are needed only in C-3. Swanson confirms that permits would be needed city wide, however the C-3 would also have to be approved by Historic Preservation.

No other business

Meeting Adjourned 6:23.4

Respectfully submitted: Greg Swanson, Zoning Admin