

CITY OF DECORAH
PLANNING AND ZONING COMMISSION
January 10, 2022 -5:30pm
Meeting Minutes

Members present included: Joel Zook, Ryan Delaney, Martin Refsal, Nathan Thompson and Marla Klocke
Others present: Travis Goedken, Jeremy Bril and Bruce Anderson
Zoom participants present: Chris Johnson, Ruth Schultz, Judy, Marcia McKelvey and Lindsay Erdman and Renee Hill

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

Motion by Klocke and second by Thompson to approve the minutes from the December 13, 2021 regular meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

Consider approval of site plan for Vesterheim Museum, 508 W Water Street, Decorah IA.
Lot 1 of 1, lot 2 of 1, lot 2, lot 1 of 3, lot 2 of 3, and lot 2 of 4, all of subdivision of lot 5 of 6, in block 7 of original Decorah- C-3 Central Business Commercial District. (Includes WTEC Buildings and Dayton Building)

Vesterheim Museum is requesting permission for site approval to demo and reconstruct a new 3 story building (approx. footprint 3520 sf) with no basement between the two existing structures. The new structure is compliant with the C-3 17.96 Ordinance Regulations. Setbacks are a non-issue. No Parking required per C-3. City Engineer report was provided with recommendations and recommends approval Historic preservation review was completed and report was provided.

Klocke questions where the runoff from the canopy will go. Engineers state it will go into the roof drains.

Board also questions timeline. Vesterheim President, Chris Johnson, states the goal to start in spring and complete the project by the end of 2022.

Motion by Klocke and second by Thompson to approve the site plan Vesterheim Museum, 508 W Water Street, Decorah IA. Lot 1 of 1, lot 2 of 1, lot 2, lot 1 of 3, lot 2 of 3, and lot 2 of 4, all of subdivision of lot 5 of 6, in block 7 of original Decorah- C-3 Central Business Commercial District. (Includes WTEC Buildings and Dayton Building)

Roll call vote:

Ayes, unanimous

Motion passed.

HOBBS LLC (Bruce Anderson) of 704 Dudley Street is requesting site approval to construct a new storage warehouse with a single occupant office

The site is small at 6200 sf and located in the C-1 district. Per bulk regulations 17.88.040 the structure would be non-compliant: per attached drawing, 3 variances were granted by Board of Adjustment Commission January 5th, 2022 - #1 front setback of 25' to 5' / #2 rear yard setback of 20' to 8' / #3 side yard setback of 25' (abuts R-3) to 2' along alley. Minimum open space per 17.88.050 – 10% req'd, 30% provided. Drive access is proposed on Dudley, 2 off street parking spaces are provided inside new building.

City Engineers review was included and City Approval is recommended with minor adjustments. 3 variances have been granted by Board of Adjustment.

Anderson states his intention for the metal building is for storage for himself. Snow removal shouldn't be an issue and the space will contain 30% green area. Anderson also states his plans to install a sidewalk within 2 years.

Motion by Delaney and second by Refsal to approve the site plan for 704 Dudley Street, requesting site approval to construct a new storage warehouse with a single occupant office

Roll call vote:

Ayes, unanimous

Motion passed.

Parking study discussion.

Goedken asks Board for questions they would like to ask owners in the area. Board discusses not only focusing on Water Street but extending to cover all of C3 district. Board would like to know if short term parking is a desire for downtown businesses and questions how to tell the difference between wants vs. needs of businesses. Goedken states we will have to rely on survey responses.

Commission must consider a selection and vote in a new Chair Person

Motion by Klocke and second by Refsal to vote on Zook as new Chair Person

Roll call vote:

Ayes, unanimous

Motion passed.

Motion by Klocke and second by Zook to vote on Thompson as new Vice Chair Person

Roll call vote:

Ayes, unanimous

Motion passed.

Other business: 2 open Board positions. Applications were due 1-10-2022. Will have new appointees at 2-14-22 meeting.

Meeting Adjourned 6:07.4 pm

Respectfully submitted: Greg Swanson, Zoning Admin