

**CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of January 5, 2022**

Sue Sander called the meeting to order at 5:14 p.m.
Members Present: Sander, Onsager and Pavlovec
Absent: Tweed

Others Present: Corey Sabin, Bruce Anderson, Nagle Sign Representative, Jeremy Bril, Travis Goedken, Greg Swanson and Renee Hill

Approval of Minutes of the October 6, 2021 meeting

***Motion by Onsager seconded by Pavlovec to approve the October 6, 2021 meeting minutes.
Roll call vote: Ayes
Motion approved. Unanimous.***

Corey Sabin of 709 South Mill Street is requesting variances to construct an enclosed front porch and deck extension on the East side of the residence along Mill Street.

Swanson explains right now the existing site is non-compliant per R-3 Bulk Regulations 17.76.040. Lot sf is 7000, side setback North at approx. 2 ft, side setback South at approx. 8.5' ft, 10' req'd, front setback is at 15ft 6 inch, 25' req'd. 25' rear setback okay. Variance #1 front setback requested to be 10'-7". Variance #2 Side south setback requested to be 8.5 ft.

Sabin states his plans to build an enclosed mud room. He would like to construct a landing to utilize stairs to the left and front. Also he would also like to add seating.

Onsager states concerns with the addition of the deck not lining up with other houses on the block.

Sander questions if the deck will obstruct views. Sabin states the deck will not be huge and will only have a small rail.

Motion by Pavlovec and second by Sander to approve variance #1 of 14'-5" allowing a 10'-7" front (East) setback for enclosed front porch and a deck extension on the East side of the residence.

***Roll call vote:
Ayes: Sander, Pavlovec
Nays: Onsager
Motion Failed.***

Motion by Pavlovec and second by Sander to approve variance #2 of 1'-6" allowing an 8'-6" side (South) setback for enclosed front porch and deck extension on the East side of residence.

***Roll call vote: Ayes
Motion Approved. Unanimous.***

Nagle Signs, on behalf Briar Apartments/Echo Dev., is requesting variances to erect a sign at 2342 Sweet Parkway Road contrary to R-3 17.76.030 – C. 16sf max and 20ft from property line.

Swanson explains applicants are requesting 2 variances. The requested sign is 56 sf with a proposed 5' setback from the property line. The sign is aluminum / non-illuminated.

Sander questions if this will be the only signage. Nagle Representative states yes, this is the only sign.

Motion by Onsager and second by Sander to approve variance #1 allowing a 56 sf sign from the allowed 16 sf maximum contrary to R-3 17.76-030-C.

***Roll call vote: Ayes
Motion Approved. Unanimous.***

Extended discussion on policies, rules and Regulations for Board of Adjustment.

Swanson questioned if board members wish to add to or make changes to the draft of rules and regulations John Anderson provided.

Sander questions if #4 section A makes sense. Tweed agreed that Section 4 seems like it should be more for the board to use to make a decision and not for the applicant to fill out and wonders if a statement at the beginning of Section 4 states for Board Use Only. Hagen concurred and viewed Section 4 more as a checklist for the Board and would like to develop it even more into a numbering system to help make decisions to grant or deny applications. Tweed agreed. Together Tweed and Hagen will work on developing a "cheat sheet"

Swanson stated he will talk with Anderson to see if the wording for Section 4 could be made clearer.

Further discussion will continue at October 6, 2021 meeting

No Other business

The meeting adjourned at 5:59 pm.

Respectfully Submitted.
Greg Swanson
P&Z Administrator