

**CITY OF DECORAH
BOARD OF ADJUSTMENT
Minutes of February 2, 2022**

Sue Sander called the meeting to order at 5:15 p.m.
Members Present: Sander, Onsager, Bellrichard and Pavlovec
Absent: Tweed

Others Present: Chris Rygh, Ken VandeBerg, Randy Imoehl, Jeremy Bril, Travis Goedken, Dave Smutzler, Greg Swanson, Renee Hill and many Community Members.

Approval of Minutes of the January 5, 2022 meeting

*Motion by Onsager seconded by Pavlovec to approve the January 5, 2022 meeting minutes.
Roll call vote: Ayes
Motion approved. Unanimous.*

Public Hearing on a request for a "Special Use Permit" for Prairie Lakes Church, Locally known as 2324 Sweet Parkway, Decorah, Iowa 52101. Pursuant to Chapter 17.32 – Special Permits, of Title 17 of the Decorah Municipal Code, the request is to authorize the location and use of a church in the C-5 Office Park Commercial District, contrary to the provisions of Chapter 17.104, of Title 17 of the Decorah Municipal Code.

Chris Rygh, Pastor of Prairie Lakes Church, states he feels issuing the special permit would be appropriate in allowing the C-5 to remain intact. He explains the information they have supplied should explain why they are applying. He states they are not making changes to the outside of the property so that is why they didn't send in a site plan.

Ken VandeBerg, a former board member of Decorah Jobs, states his concerns of issuing a special permit. He states that the land was purchased to be a business park and a big investment was spent to get utilities there. He questions if a special permit is allowed, will it still be a taxable property. Goedken states they would not have to pay tax on the property.

Randy Imoehl states the City directed them (Prairie Lakes Church) in the wrong direction on how to proceed with the process. He states other businesses are in the park that are also tax exempt. He feels passing the special permit will bring other business to town since the Church represents 22 surrounding communities.

Sander states no site plan was submitted with application.

Bellrichard pointed out questions 1,2,3 & 4 on the application were left blank and feels the answers are helpful and necessary before a decision can be made and without a site plan it shouldn't be approved.

Onsager feels the site plan will not make a difference.

Pavlovec questions if the Church was aware of the directions to submit the application. Swanson stated they were aware, however, they decided to opt out.

Goedken explains if denied the option would be to return to City Council to see if they would approve spot zoning

Motion by Onsager and second by Pavlovec to deny issuing a "Special Use Permit" for Prairie Lakes Church, Locally known as 2324 Sweet Parkway, Decorah, Iowa 52101. Pursuant to Chapter 17.32 – Special Permits, of Title 17 of the Decorah Municipal Code, the request is to authorize the location and use of a church in the C-5 Office Park Commercial District, contrary to the provisions of Chapter 17.104, of Title 17 of the Decorah Municipal Code.

Roll call vote:

Ayes: Onsager, Pavlovec and Bellrichard.

Nays: Sander

Motion Passed.

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

Board advises they will table this since they are a member short.

No other Business

Meeting Adjourned: 5:51.7

Respectfully Submitted.
Greg Swanson
P&Z Administrator