

**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, Tweed and Pavlovec

Absent:

Others Present: Jeremy Thompson, Scott Ullring, Russ Novak, Darin Walter, Greg Swanson & Renee Hill

Approval of Minutes of the February 2, 2022 meeting

Motion by Onsager seconded by Pavlovec to approve the February 2, 2022 meeting minutes.

***Roll call vote: Ayes: Sander, Onsager, Pavlovec & Bellrichard. Abstain: Tweed
Motion approved.***

Jeremy & Trista Thompson of 710 Vernon Street are requesting variances to reconstruct an existing single car garage into a wider, double length garage. The request is contrary to R-3 17.76.040 Bulk Regulation.

Jeremy Thompson states the existing garage is in need of repair. The current garage is non-compliant. They would like to double the length of the garage and make it 1 foot wider. The length would be added to the front of the property towards Vernon Street. 3 trees would be removed to make room for a retaining wall. Thompson states they did have one neighbor visit and after he showed them what the plans were the neighbor did not express any objections.

Swanson suggests they stay 6 inches off the property line to not go beyond easements.

Onsager states the overhang cannot go over property line. Thompson understands.

Motion by Onsager and second by Tweed to approve the variance to allow a 4" setback on the west property line.

Roll call vote:

Ayes: Unanimous

Motion Approved.

Scott & Ann Ullring of 117 North Mill Street are requesting variances to renovate and expand a residential property in C-2 zoning. The request is contrary to C-2 Chapter 17.92.

Scott Ullring explains the plans to renovate the existing breezeway, adding 10 feet to the house to accommodate an easier living space for retirement. Ullring also states the garage is falling apart and needs to be torn down and replaced. Plans are for an attached 2 car garage.

Sander questions if a setback is required for the side yard. Swanson states a setback is not required because the property is in the C2 district.

Motion by Sander and second by Pavlovec to approve variance #1: reduce the required 25' front setback to 14'

Roll call vote:

Ayes: Unanimous

Motion Approved.

Motion by Sander and second by Tweed to approve variance #2: expansion of existing non-conforming residential use of property located in the C-2 District

Roll call vote:

Ayes: Unanimous

Motion Approved.

Ren Properties / Skyline Lanes located at 400 Heivly Street is requesting multiple variances for a Commercial Amusement building expansion and parking expansion contrary to C-3 17.92.040 Bulk Regulation and contrary to Chapter 17.52 Parking Space Requirements. A total of 7 variances are being requested on the site.

Russell Novak explained plans to upgrade existing Bowling Alley by updating lanes, arcade and restaurant. Also plans to add on to the East side of the building. Novak states they are in the process of purchasing Decorah Cleaners and would like to make part of that lot into parking to accommodate the community. Novak also states he has been working with one neighbor who has some concerns and has offered to put up a fence and work with her, but he isn't sure where she stands on the project.

Sander questions drainage issues. Novak states the current hump would be lowered so ½ would run to the West and the other ½ would run to the East. He states he has been working with City Engineer, Jeremy Brill, and will follow Brill's recommendations.

Bellrichard questions if the property to the North has been surveyed. Novak states it has not due to the snow piles.

Swanson States new drive would ease traffic on Heivly Street

Motion by Onsager and second by Sander to approve variance #1: reduce the required 15' park/drive setback to 1' along the East side of parcel 111625301000

Roll call vote:

Ayes: Unanimous

Motion Approved.

Motion by Onsager and second by Sander to approve variance #2: reduce the required 15' park/drive setback to 1' along the North side of parcel 111625301000

Roll call vote:

Ayes: Unanimous

Motion Approved.

Motion by Onsager and second by Sander to approve variance #3: reduce the required 15' park/drive setback to 0' along the West side of parcel 111625301000

Roll call vote:

Ayes: Unanimous

Motion Approved.

Motion by Onsager and second by Sander to approve variance #4: reduce the required 5' perimeter non street ROW side setback to 0' setback along the East side of parcel 111625300700

Roll call vote:

Ayes: Unanimous

Motion Approved.

Motion by Onsager and second by Sander to approve variance #5: reduce the required 10' street ROW side setback to 0' setback along the West side of parcel 111625300700

Roll call vote:

Ayes: Unanimous

Motion Approved.

Motion by Onsager and second by Sander to approve variance #6: allowing off street parking areas in front yard of residential districts without a principal use on the same lot of parcel 111625300700

Roll call vote:

Ayes: Unanimous

Motion Approved.

Motion by Onsager and second by Sander to approve variance #7: allowing off street parking areas in front yard of residential districts and reducing the required 25' setback to 0' setback on the West side parcel 111625300700

Roll call vote:

Ayes: Unanimous

Motion Approved.

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

Board discussed minor revisions. Swanson will revise for next meeting

No other Business

Meeting Adjourned: 6:55.5

Respectfully Submitted.
Greg Swanson
P&Z Administrator

