

CITY OF DECORAH
PLANNING AND ZONING COMMISSION
April 11, 2022 -5:30pm
Meeting Minutes

Members present included: Joel Zook, Ryan Delaney, Martin Refsal, Nathan Thompson and Hanna Garry, Holly Reilly, Marla Klocke

Others present: Lorraine Borowski, Emily Neal, Kirsten Olson, Steven Zittergruen, Ross Hadley, Greg Swanson, John Anderson, Travis Goedken, Keri Sand, Jeremy Brill, Brent Parker, Russ Novak, Leslie White
Zoom participants present: Steve Luse, Tade Kerndt and Renee Hill

Consider approval of minutes from the March 14, 2022 regular meeting.

Motion by Refsal and second by Delaney to approve the minutes from the March 14, 2022 regular meeting.

Roll call vote: Ayes, unanimous.

Motion passed.

Consider approval of site plan for Skyline Motorsport of 2333 Sweet Parkway Road.

There are minor items for approval on the site plan.

Motion by Klocke and second by Thompson to approve the site plan for Skyline Motorsport of 2333 Sweet Parkway Road.

Roll call vote: (Ryan Delaney was excused during this vote.)

Ayes, unanimous

Motion passed.

Consider approval for a Conditional Rezoning Agreement for Prairie Lakes Church. Lot 3 of the Decorah Business Park Subdivision, Decorah Ia.

Chris from Prairie Lakes Church said that they are ready to move forward and happy to help any way to get this process completed.

Refsal has concerns with the Church being in use during this time – he feels the church should have been closed until everything was passed.

Motion by Thompson and second by Klocke to approve for a Conditional Rezoning Agreement for Prairie Lakes Church. Lot 3 of the Decorah Business Park Subdivision, Decorah Ia.

Roll call vote:

Nays: Hanna Garry, Martin Refsal, Holly Reilly

Motion passed.

Consider approval of site plan for Kwik Star #1190 at 308 College Drive, Decorah IA.

Zook had started this discussion by allowing City Attorney, John Anderson, to speak first. He wanted to make it clear that this was not a hearing or discussion on whether this site was zoned properly. He wanted the council to review all the factors that Planning and Zoning should consider.

Zook wanted Greg Swanson to talk about the background of the College Drive Kwik Star before any discussion happened. Greg states that a convenience store is allowed in the C2 district.

Dax (Kwik Star Representative) said that he is open to discussion and would like the public to speak so there can be a decision made.

Zook opened the discussion up for the public to speak, each person had 3 minutes to talk and to include your name and address.

Brandon Schmidt, 107 Quarry St. Decorah – He has no issue with another Kwik Star coming to Decorah, his main concern is the car wash and decrease in property value. He is concerned with the noise and the light pollution the car wash will put off.

Nate Preus, 716 W Main St. Decorah – He is for the College Dr. Kwik Star – states that it is the biggest one he has seen.

John Snyder, 1558 Manawa Trail Rd. Decorah – He is against the College Dr. Kwik Star. He thinks that location has a great view of the river and that it could be a small park instead.

Mya Rasmussen, 1850 Canoe Valley Rd. Decorah – She is against the College Dr. Kwik Star. She thinks walking could be dangerous since there isn't a sidewalk.

Bailey Lukes, 1850 Canoe Valley Rd. Decorah – She is against the College Dr. Kwik Star. She thinks it will increase traffic. She would like the area be restored to its natural beauty.

Elisabeth Maurus, 235th Ave. Decorah – She is against the College Dr. Kwik Star. She doesn't think we need another gas station. She would like to support local businesses.

LeRoy (Didn't give last name) 409 Day St. Decorah – He is against the College Dr. Kwik Star. He doesn't think Decorah needs another one since there are already two in town.

Cody Whittle, 607 E Main St. Decorah – He is against the College Dr. Kwik Star. He thinks this will take away other personalities in town. He supports local businesses like The Landing Market and Decorah Mart because of their personalities, character and charm.

Brittany Todd, 303 Decorah Ave. Decorah – She is against the College Dr. Kwik Star. She is worried about Kwik Star bringing a digital sign and that everyone else will want a digital sign too. She said that intersection as it is, is so busy from 7:45am-8:05 am that she is worried about all the traffic accidents that will happen.

Laura Shatzer, 401 Leif Erikson Dr. Decorah – She is against the College Dr. Kwik Star. She is concerned with traffic and pedestrian safety.

Ann Mansfield, 203 Quarry St. Decorah – She is against the College Dr. Kwik Star. She thinks the decision to start this project is being rushed and issues have not been addressed. She is also concerned with heavy traffic and pedestrians.

Julie Fischer, 712 W Main St. Decorah – She is against the College Dr. Kwik Star. She thinks the project is moving too fast and that it's too big. She is concerned for the increase in traffic.

Mona Nelson, 505 Leif Erikson Dr. Decorah – She is against the College Dr. Kwik Star. She thinks it's not practical. Concerned for higher traffic increase and worried for pedestrians.

Wayne Wasta, 207 Ohio St. Decorah – He is against the College Dr. Kwik Star. He thinks Kwik Star is greedy.

Russell Novak, 2036 Grandview Rd. Decorah – He is for the College Dr. Kwik Star. He thinks this will bring in tax revenue for Decorah. Along with employment. He thinks the current buildings are an eye sore. Kwik Star is not asking for a tax abatement.

Cy Nelson, 505 Leif Erikson Dr. Decorah – He is against the College Dr. Kwik Star. He supports the two Kwik Star's that Decorah already has. They have been great for donating to causes. But he doesn't think we need another one.

Commission Discussion

Zook had asked Jeremy Bril, City Engineer, to go over some of the plans that he had. Bril thinks it would be best to move the convenience store entrance closer to Iowa Ave. intersection and shift the sidewalks to the right of way side. Bril said that if Kwik Star would like a digital sign, they would need a variance. The Army Core required the building to be set back 15 feet from the dike.

Refsal: Concerned for an increase in vehicle accidents.

Reilly: Sidewalk is beneficial.

*Delaney: Site Plan meets requirements.
Garry: Concerned for increase in traffic.*

Motion by Klocke and second by Reilly to approve the site plan for Kwik Star #1190 at 308 College Drive, Decorah IA based on the City Engineer’s recommendation and the sketch plans for the sidewalk.

Roll Call Vote:

Ayes: Delaney, Reilly, Klocke, Thompson

Nays: Garry, Refsal, Zook

Set a date for Public Hearing on Title 15.04 – Design Criteria Code Amendments.

Zook opened the discussion to approve Public Hearing on Title 15.04 at the May 9, 2022 meeting.

Motion by Delaney and second by Thompson to approve the date set for Public Hearing on Title 15.04-Design Criteria Code Amendments.

Roll Call Vote: Ayes - Unanimous

Motion Passed

Discussion and review to amend Chapter 17.08 and 17.52 Loading and Parking Space Requirements.

John Anderson, City Attorney led the discussion of the current changes to Chapter 17.08 and 17.52 Loading and Parking Space Requirements. Jeremy Bril and Greg Swanson also gave some input in this also.

Motion by Refsal and second by Klocke to approve to amend Chapter 17.08 and 17.52 Loading and Parking Space Requirements.

Roll Call Vote:

Discussion and review to amend Chapter 17.16.135, 17.68.030, and 17.80.030 – Fence Requirements.

Greg Swanson gave an overview of the changes to the Chapter 17.16.135, 17.68.030, and 17.80.030.

Motion by Reilly and second by Klocke to approve to amend Chapter 17.16.135, 17.68.030, and 17.80.030 – Fence Requirements.

Discussion of “Bulk Regulations” of Residential Zones- Minimum lot Sizes.

Zook started this discussion with side yard and front yard residential lots. Council decided to table this discussion until the May 9th meeting.

Other Business: Next meeting May 9, 2022 at 5:30pm

Meeting Adjourned 8:01.25 pm

Respectfully submitted: Greg Swanson, Zoning Admin