

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

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

Others Present: Travis Goedken, Greg Swanson, and Janelle Pavlovec

Zoom participants: Jeremy Bril and Leslie White

Consider approval of minutes from the June 13, 2022 regular meeting.

Motion by Klocke and Second by Reilly to approve the minutes from the June 13, 2022 regular meeting.

Roll Call Vote: Ayes, unanimous

Motion Passed

The Art Haus located at 107 W Broadway is requested approval to re-side the existing building with smart board paneling and repaint the mural on the exterior face.

Complications with the existing metal rib siding has caused adhesion failure of the existing mural. Although all recommendations were followed by the paint supplier, peeling began. Attempts were made to scrape and repaint damaged areas. Future peeling was a concern. Art Haus is requesting approval to reside the existing metal face with Smart board siding and to repaint the mural.

Klocke questioned if the siding is prefinished or if it was a warranty latex paint. Owner stated that it would be primed with a latex exterior. Carolan questioned if the whole building was going to be installed with smart board siding. Requirements for C3 changes would need to go through Historic Preservation approval process. Reilly questioned if the paint would peel off again and if this will fix the problem. Owner said they are 99% sure it will not happen again but the details are not finalized yet. The board would like to get more information on the materials before a decision is made.

Motion by Klocke and Second by Delaney to table Art Haus request to re-side and repaint mural until more information is present.

Roll Call Vote:

Ayes: Klocke, Delaney, Reilly, Carolan

Nays: Zook, Refsal, Garry

Motion Passed.

Discussion on Landing Market Mural

No discussion was made on this as more information is needed.

Commission review for Ordinance amendment 17.96 C-3 Parking Garages/dwelling units and C-3 permitted uses.

At the June 13 meeting commission members were asked to give the ZA input on their ideas and thoughts regarding ordinance amendments to the C-3 parking/dwelling units and the C-3 commercial district. The main concern was principal permitted uses during discussions. One member, Refsal, submitted proposed changes which are included in the packets. No other proposals were submitted. No additional changes proposed to the original amendments submitted for the June 13 2022 meeting.

The board had reviewed Refsal's amended ordinance. There were some items that they wanted to update and others they wanted to add to it. They will submit more proposed changes in the next month and it will be discussed at the next meeting.

Public Hearing

Public Hearing on 17.08 and 17.52 – Code Amendments to Loading and Parking Space Requirements.

Decorah resident, Janelle Pavlovec stated that it is difficult for senior citizens to park their vehicles into tight spaces and pull out of driveways.

Consider Resolution No. XXXX-X on Chapter 17.08 and 17.52 – Code Amendments to Loading and Parking Space Requirements.

Zook questioned the gross square footage and also questioned multifamily parking ratios. Bril states it is located below the table and clarifies general parking ratios. Ratios were clarified and parking requirements were stated to add offices for lease management parking requirements.

Motion by Reilly and Second by Klocke to approve Resolution No XXXX-X on Chapter 17.08 and 17.52 – Code Amendments to Loading and Parking Space Requirements with the Amendments stated.

Roll Call Vote:

Ayes: Reilly, Klocke, Carolan, Refsal, Garry, Delaney, Zook

Motion Pass - Unanimous

Public Hearing on Chapter 17.16.135 and 17.68.030 and 17.80.030 – Code Amendments to Fence Requirements.

No comments from the public.

Motion by Reilly and Second by Klocke to approve Resolution No XXXX-X on Chapter 17.08 and 17.52 – Code Amendments to Loading and Parking Space Requirements with the Amendments stated. Consider Resolution No. XXXX-X on Chapter 17.16.135 and 17.68.030 and 17.80.030 – Code Amendments to Fence Requirements.

This is to help clarify the requirements for the current fence ordinance and update ordinance confusion.

Motion by Klocke and Second by Garry to approve Resolution No XXXX-X on Chapter 17.16.135 and 17.68.030 and 17.80.030 – Code Amendments to Fence Requirements.

Roll Call Vote:

Ayes: Klocke, Garry, Delaney, Reilly, Refsal, Carolan, and Zook.

Motion Passed – Unanimous

Other Business: Next meeting is August 8, 2022

Meeting Adjourn: 6:24.55 pm