

CITY OF DECORAH
BOARD OF ADJUSTMENT
JULY 6, 2022
MEETING MINUTES

Members present included: Sue Sander, Ron Onsager, Janelle Pavlovec, and Dan Bellrichard
Absent: Kraig Tweed

Others present: Joanie Rollins, Carolyn Boe, Diana Sadler, Michael Engelhardt, Randal and Margaret Swigart, Greg Swanson, Leslie White

Call to Order at 5:15 pm

Consider approval of minutes from the June 1, 2022 and June 8, 2022 meetings.

Motion by Onsager and Second by Sander to approve the minutes from the June 1, 2022 and June 8, 2022 meetings.

Roll call vote:

Ayes – Onsager, Sander, Bellrichard, Pavlovec

Motion passed. Unanimous.

Carolyn Boe of 106 Meadowview Drive is requesting variances to construct a future home at 920 Pleasant Avenue. The request is contrary to R-1 bulk regulations 17.68.040 – rear yard setback and lot area requirements.

Joanie Rollins is speaking for Carolyn Boe. They have been neighbors for many years and she has represented Carolyn in home purchases. Joanie states that Carolyn's intention for the property at 920 Pleasant Ave was meant as a possible site for building a new home after retirement. She has decided to sell this property as she is happy with her existing house. She does have an interested buyer for her lot but the buyers wanted to make sure they could build. This same request was passed back in 2013 but it expired two years after the request.

Randal K. Swigart and Margaret Swigart live at 918 Pleasant Ave. Randal states that he doesn't support a new house being built right there. He is said that the lot size is too small and doesn't meet zoning requirements. Margaret states that since they have an older home, they would like to place it on the National Historic Registry.

Keith Lesmeister had written a letter to the board stating that he believes the lot size is too small. He is for a house being built there, just not a large house.

Board Discussion

Dan Bellrichard states that due to the size of the lot and since the neighbors are against it and that there is no other building there, he is denying the variance of reducing the required 15,000 square foot lot area.

Ron Onsager states that the surrounding area could be developed in the future but based on zoning purposes, he is denying the variance of reducing the required 15,000 square foot lot area.

Sue Sander states that for Decorah to grow, the available lots should be utilized.

Motion by Bellrichard and Second by Onsager to deny a variance reducing the required 15,000 square foot lot area per 17.68.040 to 10,500 square foot.

Roll Call Vote:

Ayes: Bellrichard, Onsager, Pavlovec

Nays: Sander

Motion Passed

Diane Sadler of 1661 Panoramic Road is requesting a variance to construct a new home at 701 Maple Avenue. The request is contrary to R-3 bulk regulations 17.76.040 lot area requirements.

Diane states that this lot was purchased from the city. This lot does not meet the 8,000 square foot requirements.

There are no comments from the neighbors.

The board states that there was an existing house on this lot that was torn down, it was close to the setbacks. It's very similar to the last variance request but all lots in the neighborhood are small.

Motion by Onsager and Second by Sander to approve a variance reducing the required 8,000 square foot lot area per 17.76.040 to 5,625 square foot.

Roll Call Vote:

Ayes: Onsager, Sander Bellrichard, Pavlovec

Nays:

Motion Passed – Unanimous

Lamar Industries of 1329 Interchange Place, LaCrosse is requesting special permission to construct a new digital billboard at 1115 S Paine Street in the C-1 Highway Commercial district. The request is contrary to 17.16.120 H. Prohibited Signs.

Zack from Lamar Industries states they are seeking approval for a special permit to build a digital sign in the C-1 district. He states this will be used for local announcements, information and advertising. It is also good emergency announcements and Amber Alerts. There is no light pollution from this sign. The illumination on this sign will get brighter as the morning goes on and dimmer as the evening goes on. The digital sign will face the west on Highway 9.

Board Discussion:

Sander states that it will promote businesses in town and upcoming events. It will be beneficial to utilize it if someone is missing.

Onsager stated that he doesn't want them to pop up all over Highway 9.

Bellrichard states per the ordinance, we don't want this in town.

Motion by Sander and Second by Pavlovec to approve granting special permission to construct a new 300 square foot Digital Billboard contrary to 17.16.120 H Prohibited Signs.

Roll Call Vote

Ayes: Sander, Pavlovec, Onsager

Nays: Bellrichard

Motion Passed

Other Business: Next meeting will be August 3, 2022 at 5:15pm.

Meeting Adjourn: 6:09pm