1. CALL TO ORDER.  
   Budde called the monthly of the Marion Planning and Zoning Commission at 6:01 PM
2. ROLL CALL.

Members Present: Arenholz, Budde, Proper, Seidl, Kofoad, Proper, Schramm

Members Absent: Kern, Moorman,

Staff Present: Treharne, Hockett, Burlage

1. MINUTES.  
   1. Planning and Zoning – March 26, 2018

Motion by Seidl seconded by Arenholz to approve the March 26, 2018 meeting minutes as submitted.

All “ayes” motion carried.

1. CITIZEN PRESENTATIONS.

None

1. DIRECTOR’S REPORT.
2. **Dollar Tree – 2504 7th Avenue (Interim Development Ordinance)** 
   1. **CPC Resolution No. 18-21 recommending approval of a request by GLD Commercial** to approve the IDO Improvement Review for property located at 2504 7th Avenue.

Siedl made the motion, seconded by Arehnolz to provide for the discussion of of **CPC Resolution No. 18-21 regarding a request by GLD Commercial** to approve the IDO Improvement Review for property located at 2504 7th Avenue. All “ayes” motion carried

Burlage presented the staff report regarding the proposed improvement to the property located at 2504 7th Avenue and stated the improvements move the entrance from current location on corner of building to centered along the 7th Avenue frontage. The developer will paint the exterior and make general improvements to the property. Staff recommends approval of the request.

Kofoad, questioned the painting of the bricks and how long paint would last and if there is any standards.

Burlage stated there was not.

Discussion

Kofoed made a motion, seconded by Seidl to recommend approval of **CPC Resolution No. 18-21 regarding a request by GLD Commercial** to approve the IDO Improvement Review for property located at 2504 7th Avenue. All “ayes” motion carried.

1. MARION ENTERPRISE CENTER 7TH ADDITION (MEDCO HOLDING COMPANY, LLC)
   1. CPC Resolution No. 18-22 recommending approval the Final Plat for Marion Enterprise Center 7th Addition located south of Enterprise Drive and east of Partners Avenue.

Motion by Budde, seconded by Seidl to provide for the discussion of CPC Resolution No. 18-22 regarding the Final Plat for Marion Enterprise Center 7th Addition located south of Enterprise Drive and east of Partners Avenue. All “ayes” motion carried.

Burlage presented the staff report regarding the proposed final plat. Staff recommended approval.

Motion by Arenholz, seconded by Proper to provide for the discussion of CPC Resolution No. 18-22 recommending approval of the Final Plat for Marion Enterprise Center 7th Addition located south of Enterprise Drive and east of Partners Avenue. All “ayes” motion carried. All “ayes” motion carried.

1. 13 & 151 1st Addition – Revised preliminary plat (water rock, llc)
   1. **CPC Resolution No. 18-23 recommending approval of a revised Preliminary Plat for 13 & 151 Addition located on the northeast corner of Highway 13 & 151, Marion, Iowa.**

**Hockett presented the staff regarding the proposed revised preliminary plat and highlighted the proposed street and lot reconfiguration.**

**Seidl inquired about parking.**

**Hockett stated that it could address some parking and the larger lots will prevent several smaller buildings.**

**Proper, inquired if the street elimination would cause concerns regarding fire access.**

**Hockett stated that the proposed plan that the Commission will be seeing a plan likely in few months for the site and the access to the site will be provided via private streets.**

**Kofoed, expressed concern about losing the walkability of the area with the elimination of the street and sidewalks north south.**

**Seidl inquired about the location of the 100 year flood plain.**

**Hockett explained that the 100-year line is south of the proposed revised plat.**

**Motion by Proper, seconded by Seidl to recommended approval of CPC Resolution No. 18-23 recommending approval of a revised Preliminary Plat for 13 & 151 Addition located on the northeast corner of Highway 13 & 151, Marion, Iowa.**

**Seidl stated he is satisfied with what is being proposed and would be supporting the request.**

**All “ayes” motion carried.**

1. OTHER BUSINESS.

There was no additional business

1. ADJOURN.

There being no further business the meeting was adjourned at 6:47PM

Respectfully Submitted,

Jillissa Moorman,