

1. CALL TO ORDER.

Vice Chairperson Moorman called the regular monthly meeting to order at 6:00 p.m.

2. ROLL CALL.

Members Present: Callahan, Schramm, Seidl, Monroe, Budde, Moomey, and Moorman
Members Absent: Arenholz and Kern
Staff Present: Hockett, Behrens, and Treharne

3. MINUTES.

a. Planning and Zoning – October 8, 2019

Motion by Moomey, second by Arenholz to approve the minutes.

All ayes, motion carried (7-0).

4. CITIZEN PRESENTATIONS

None.

5. DIRECTOR'S REPORT

Treharne updated the Commission on the airport zoning overlay district and that it is currently at the County for review. Hockett informed the Commission of Kern's resignation memo which was handed out prior to the start of the meeting. He stated that Election of Officers for the Chairperson would be held at the next meeting.

6. WILDRYE FARMS FIRST ADDITION

a. CPC Resolution No. 19-49 recommending approval of Wildrye Farms First Addition Final Plat located south of Hwy 151 and west of Stone Road, Linn County, Iowa. (Wildrye Farms, LLC)

Behrens briefed the Commission on the applicant's request for a three-lot subdivision on the edge of Marion's 2-mile review.

Seidl asked about the seven lots that were being consolidated. Behrens indicated on the map the seven parcels to be combined into the three lots being proposed. Seidl asked if those lots were ever platted. Behrens stated that they had not been platted previously. Seidl inquired if it matters what

the development of the subdivision will be. Behrens stated that in the application, the use of the lots was not indicated.

Motion by Moomey, seconded by Budde to approve CPC Resolution No. 19-49 recommending approval Wildrye Farms First Addition Final Plat located south of Hwy 151 and west of Stone Road, Linn County, Iowa. (Wildrye Farms, LLC)

All ayes, motion carried to approve (7-0).

8. WEST END

- a. CPC Resolution No. 19-50 recommending approval of the West End – Central Corridor Review for property located at 809 6th Avenue, Marion, Iowa. (Annette Perry)

Hockett presented the update to the proposed West End and the new concept for the small temporary retail shops. He reminded the Commission of what was most recently brought to the Commission for recommendation and why changes were made. He mentioned the thoughts of the Design Review Committee which does have review over this area and the thoughts of the Historical Preservation Commission, even though they do not have formal review of the area.

Annette Perry, 200 Rosedale Road SE, Cedar Rapids, mentioned the city projects that have not been completed as originally anticipated and the concerns that foot-traffic would not be generated. She gave the background of the project and how it has evolved over time from a multi-tenant building to semi-permeant kiosks. She showed the sheds that she is proposing and talked about how they could be finished. Perry also showed other examples of small permanent structures that she would prefer but said do not meet design standards.

Seidl asked if the glass structure Perry prefers would be able to be secured to the ground. Perry stated that the sheds can be moved in and out, the glass structures would be stick-built and are semi-permanent as they would be demolished when the larger building is ready to be built.

Callahan stated that the original approved strip-mall building does not fit the area. Perry stated that she agrees but was following the design standards which requires brick. Callahan stated that she could see row houses or commercial on the first level with residential above. Perry stated she did not want to have a two-level building.

Monroe asked how long these temporary kiosks would be in place before building a permeant structure. Perry responded that it depends on the Library project, filling the vacancies in Uptown, and the trail in front of her property. Monroe asked how many buildings would be filled on the first day. Perry stated that all of them as she has interest from businesses already.

Schramm asked Perry if she had thought about having the kiosks in the winter, like Iowa City's glass structures. Perry stated that it's too distracting to switch the buildings throughout the year.

Monroe asked if she had concerns about transient type merchants and only lease her structure for a month at a time. Perry stated that she already has business lined-up that want a satellite business in Marion. She mentioned that she will be able to provide one to six-month leases.

Moomey stated that the concept is good, but the design of the sheds does not work and likes other designs she had shown. Perry stated that she agrees but only if she would be allowed to keep them up and not take them down after 180 days.

Seidl asked about the glass structures that Perry had shown. She stated that those are meant to be left up for a couple years and that they do not meet design standards.

Moomey asked if there were any variances from the design standards. Treharne asked if the glass structure she showed had been shown to staff and discussed prior to the meeting. Perry stated that there is nothing in the code that allows pop-up structures.

Budde stated that he is supportive of the project; however, he cannot support the shed. Perry stated that it fits the temporary nature that is required for the 180 days.

Moorman stated that she likes the general idea but does not agree with the structure presented.

Budde asked if she could ask for a variance for a specific timeframe. Hockett stated that variance run for life. Currently, we do not currently have an ordinance on pop-ups.

Motion by Budde, seconded by Moomey, to deny the approval of CPC Resolution No. 19-50 recommending approval of the West End – Central Corridor Review for property located at 809 6th Avenue, Marion, Iowa.

Budde stated that the City should look into an ordinance on pop-ups.

Roll Call:

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| Schramm | aye |
| Seidl | aye |
| Monroe | aye |
| Callahan | aye |
| Moomey | aye |
| Budde | aye |
| Moorman | aye |

All ayes, motion carried to deny (7-0).

7. TOM SCHMIDT

- a. Public hearing regarding Tom Schmidt's Conditional Use request pursuant to Section 176.49-9 of the Marion Code of Ordinances to allow two honey bee hives to be located at 1860 Agate Circle.

Hockett briefed the Commission on the request for two bee hives. He did previously apply last year, but due to the short window for ordering bees the applicant held off and become more educated on raising bees. Hockett went over the site plan and talked about the proposed location of the hives to the adjacent neighbors.

Tom Schmidt, 1860 Agate Circle, stated that he provided information to the neighbors regarding the request and had the neighbors sign-off on the covenants allowing the bees.

Seidl asked about a bait hive. Schmidt stated that he could set a bait hive out if he needed to but did not original plan set one out. He stated that there are signs prior to swarming. Hockett stated that if there are signs of a swarm, he could set a bait hive out as a precautionary measure.

Moomey stated that he is in favor of bees and good beekeepers do not want swarms to occur.

Moorman asked if they were going to provide any water sources. Schmidt stated he was planning to set a bird bath out as a water source.

Moomey asked about the proximity to the neighbors screened in porch. Schmidt stated that he could place the hives anywhere on the lot.

Tom Hart, Bee Master, stated that the Schmidt's have taken the class and that bees improve people's lives.

- b. CPC Resolution No. 19-51 recommending approval of Tom Schmidt's Conditional Use request pursuant to Section 176.49-9 of the Marion Code of Ordinances to allow two honey bee hives to be located at 1860 Agate Circle.

Motion by Moomey, seconded by Budde to approve CPC Resolution No. 19-51 recommending approval of Tom Schmidt's Conditional Use request pursuant to Section 176.49-9 of the Marion Code of Ordinances to allow two honey bee hives to be located at 1860 Agate Circle.

Roll Call:

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| Budde | aye |
| Moomey | aye |
| Schram | aye |
| Seidl | aye |
| Monroe | aye |

Callahan aye
Moorman aye

All Ayes, motion carried to approve (7-0).

8. OTHER BUSINESS

a. Zoning Map Update

Hockett provided an update of the open houses staff held in October and the tentative timeframe for when the Zoning Map update would be brought forward to the Commission.

9. ADJOURN

There being no further business the meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Seth Moomey, Secretary