

## 1. CALL TO ORDER.

The regular monthly meeting of the Marion Planning and Zoning Commission was called to order at 6:00PM.

## 2. ROLL CALL.

Members Present: Budde, Moorman, Siedl, Schramm, Granger, Moomey  
Members Absent: Kern, Arenholz, Proper  
Staff Present: Treharne, Hockett, Burlage

## 3. MINUTES.

## a. Planning and Zoning – August 14, 2018

Motion by Moomey, seconded by Moorman to approve the August 14, 2018 meeting minutes as submitted.

All “ayes” motion carried

## 4. CITIZEN PRESENTATIONS.

None

## 5. DIRECTOR'S REPORT.

Treharne presented an update on the zoning code updates that has previously been approved as well as an update to

6. MARION ENTERPRISE CENTER 8<sup>TH</sup> ADDITION (J & JM INVESTMENTS, LLC)a. CPC Resolution No. 18-44 recommending approval of a Final Plat for Marion Enterprise Center 8<sup>th</sup> Addition, 6300 block of Partners Ave, Marion, Linn County, Iowa.

Hockett presented the staff report regarding the proposed final plat. Staff stated there was no objection as it met the requirements of both the subdivision and zoning regulations as well as the goals and objectives of the Comprehensive Plan.

Motion by Moorman seconded by Granger to recommend approval of CPC Resolution No. 18-44 recommending approval of a Final Plat for Marion Enterprise Center 8<sup>th</sup> Addition.

All “ayes” motion carried.

## 7. ZONING CODE AMENDMENT

Treharne provided a staff report regarding the proposed districts to the Marion Zoning Code. These new districts would be phased in with all future requests and would eventually replace all existing zoning districts.

- a. Public hearing amending the Marion Code of Ordinances and establishing Chapter 176.52, Use Standards.

None

- b. CPC Resolution No. 18-45 recommending approval of an amendment to the Marion Code of Ordinances and establishing Chapter 176.52, Use Standards.

Motion by Moomey, seconded by Moorman to recommend approval of CPC Resolution No. 18-45 recommending approval of an amendment to the Marion Code of Ordinances and establishing Chapter 176.52, Use Standards.

Siedl inquired about alcohol sales with the district or for special events / locations. Treharne stated that those regulations are covered by Chapter 120 of the City Code and not part of zoning regulations and discussed the history of that section of the Code.

Roll Call:

Budde	Aye
Moorman	Aye
Siedl	Aye
Schramm	Aye
Granger	Aye
Moomey	Aye

All "ayes" motion approve (6-0)

## 8. CULVER STRIP MALL - 2931 7<sup>TH</sup> AVENUE (INTERIM DEVELOPMENT ORDINANCE)

Burlage presented the staff report regarding the proposed development. Staff had no objection to the proposal as it met the standards of the interim development overlay district. Staff recommended approval.

Moorman inquired about future tenants. Burlage indicated that nothing has been submitted for internal remodels yet.

Todd Culver indicated that Arby's, Dominos and a Spa will be three of the first tenants with more to come.

- a. CPC Resolution No. 18-46 recommending approval of a request by Culver Enterprises LLC to approve the IDO Improvement Review for property located at 2931 7<sup>th</sup> Avenue.

Motion by Granger, seconded by Moorman to approve CPC Resolution No. 18-46 recommending approval of a request by Culver Enterprises LLC to approve the IDO Improvement Review for property located at 2931 7<sup>th</sup> Avenue.

All "ayes" motion carried.

9. ADJOURN.  
There being no further items the Planning and Zoning Commission was adjourned at 7:01PM

Respectfully Submitted,

Jillissa Moorman, Secretary