

1. CALL TO ORDER

Moorman called the Planning & Zoning Commission meeting (held via Zoom) to order at 6:00p.m.

2. ROLL CALL

Members Present: Callahan, Wiley, Hastings, Seidl, Monroe, Budde, Moorman, Arenholz, Moomey (6:05)

Members Absent: None

Staff Present: Hockett, Treharne, Bartlett

3. MINUTES

a. Planning and Zoning – July 14, 2020

Motion by Moomey, seconded by Arenholz to approve the July 14, 2020 meeting minutes as submitted.

All “ayes”, motion carried (9-0).

4. CITIZEN PRESENTATIONS

None.

5. DIRECTOR’S REPORT

None.

6. PRELIMINARY & FINAL SITE DEVELOPMENT PLAN – S & S STORAGE (MEDCO & DMFA, LLC)

a. Public hearing regarding a Preliminary Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue.

Hockett presented the staff report on the project, highlighting some of the main items. Nick Glew (MEDCO) and Susan Forinash (Hall and Hall Engineers, Inc.) were present for questions from the Commission.

The public hearing was opened by the chairman.

With no comments, the public hearing closed.

- b. CPC Resolution No. 20-27 recommending approval of a Preliminary Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue. (MEDCO & DMFA, LLC)

Motion by Moomey, seconded by Monroe to recommend approval of CPC Resolution No. 20-27 recommending approval of a Preliminary Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue.

Moomey stated his appreciation of planned landscaping. Moorman thought it was a good use of the space and appreciated the detailed plans.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

- c. CPC Resolution No. 20-28 recommending approval of a Final Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue. (MEDCO & DMFA, LLC)

Motion by Monroe, seconded by Callahan to recommend approval of CPC Resolution No. No. 20-28 recommending approval of a Final Site Development Plan for S & S Storage located south of N. Gateway Drive and west of Partners Avenue.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

7. CENTRAL CORRIDOR REVIEW – MARION PUBLIC LIBRARY

- a. CPC Resolution No. 20-29 recommending approval of the Marion Public Library – Central Corridor Review located at 1101 6th Avenue, Marion, Iowa. (Marion Public Library)

Hockett presented the staff report. Hollie Trenary, Library Director, and Shawn Kelly, Architect were available for questions from the Commission. Moomey requested an update on damage sustained to the current building. Trenary gave a summary of the damage. After review of the site plan, Hockett explained that an exception to the street front landscaping and a variance for the monument sign will be going to the Zoning Board of Adjustments.

Monroe stated concerns about the placement of handicap parking that required people to cross the drive-thru lane and entrance to the main parking lot. Staff confirmed that other options were considered and there may be additional handicap parking on the street. Hockett stated the planned handicap parking complies with current code. Trenary pointed out there will be an area to pull up closer to the building on 6th Avenue for drop off and pick up.

Monroe asked if there is a safe place for weather emergencies in the building. Trenary confirmed that the staff office space on the south side of the building would be a safe space, and that the south wall will be reinforced and has very few windows.

Moorman asked about the size of the canopy over the book drop lane. Shawn Kelly, the Architect, addressed questions concerning the canopy.

Moorman also asked for clarification on the restroom that is close to the entrance. Trenary reviewed considerations about making that part of the facility open to the public outside library hours and answered questions.

Motion by Budde, seconded by Hastings to recommend approval of CPC Resolution No. 20-29 recommending approval of the Marion Public Library – Central Corridor Review located at 1101 6th Avenue, Marion, Iowa.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Abstention
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (8-0).

8. PRELIMINARY & FINAL SITE DEVELOPMENT PLAN – AISLES ONLINE PICK UP FACILITY (HY-VEE, INC.)

- a. Public hearing regarding a Preliminary Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151.

Hockett presented the staff report detailing the project. John Brehm, representing Hy-Vee, was present for questions from the Commission. Hockett stated that with additional landscaping, staff was happy with the plans as presented.

Monroe asked about hours for new facility, Brehm stated they would be the same as the main store.

Callahan raised a concern about added traffic congestion at the west entrance. Staff addressed upcoming changes to the intersection at 7th Avenue – 10th Avenue – 35th Street that may help with traffic in the area.

Commission asked staff if there had been any concerns from adjacent properties owners. Staff confirmed there were no known concerns.

Berhm confirmed they will add more landscaping to the north. Also informed the group that an interior remodel to the main store will be coming soon while an update to the C-Store is not scheduled at this time.

The public hearing opened at 7:13 p.m.

With no comments, the public hearing closed at 7:14 p.m.

- b. CPC Resolution No. 20-30 recommending approval of a Preliminary Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151. (Hy-Vee, Inc.)

Motion by Monroe, seconded by Budde to recommend approval of CPC Resolution No. 20-30 recommending approval of a Preliminary Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151.

Moomey appreciated that the canopy will cover the entire drive-up area.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (9-0).

- c. CPC Resolution No. 20-31 recommending approval of a Final Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151. (Hy-Vee, Inc.)

Motion by Seidl, seconded by Callahan to recommend approval of CPC Resolution No. No. 20-31 recommending approval of a Final Site Development Plan for Aisles Online Pick Up facility on property located at 3600 Highway 151.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All "ayes", motion carried (9-0).

9. FREILINGER ADDITION

- a. CPC Resolution No. 20-32 recommending approval of Freilinger Addition Final Plat located at 2692 E. Robins Road, Marion, Linn County, Iowa. (Jean E. Freilinger)

Hockett presented the staff report. He explained the need for the annexation agreement.

Motion by Budde, seconded by Monroe to recommend approval of CPC Resolution No. 20-32 recommending approval of Freilinger Addition Final Plat located at 2692 E. Robins Road, Marion, Linn County, Iowa.

Roll Call:

Budde	Aye
Moorman	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All "ayes", motion carried (9-0).

10. OTHER BUSINESS

- a. None.

11. ADJOURNMENT

- a. Adjourned at 7:40p.m.

Respectfully Submitted,

Dale Monroe, Secretary