



AGENDA

Planning & Zoning Commission

6:00 PM - Tuesday, February 9, 2021

City Hall, 1225 6th Avenue

This meeting is being recorded. Any item listed on the agenda may be open to discussion.

NOTE: Based on COVID-19 guidance from Linn County Public Health and the State of Iowa to limit the size of groups gathering, this meeting is able to be viewed online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 883 9178 7933. A link is also provided at www.cityofmarion.org. Audio only can be heard by calling 1-646-558-8656 and entering the same Meeting ID listed above.

Anyone who wishes to comment on an agenda item, including public hearings, may submit the question or comment to the Planning Division by 4:00 p.m. on Tuesday, February 9, 2021 via phone at 319-743-6320 or email abartlett@cityofmarion.org. Comments can also be heard during the meeting by clicking the Q&A option and entering your comment. All comments will be acknowledged during the meeting.

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CALL TO ORDER

ROLL CALL

CITIZEN PRESENTATIONS

DIRECTORS REPORT

REGULAR AGENDA

1. Minutes
 - a. Motion to approve January 12, 2020 minutes.
2. Central Corridor Review – Hy-Vee Fast & Fresh
 - a. CPC Resolution No. 21-08 recommending approval of Hy-Vee Fast and Fresh Marketplace – Central Corridor Review for property located at 2790 7th Avenue, Marion, Iowa. (Hy-Vee, Inc) 3 - 12
[Agenda Memo - Planning & Zoning Commission - Feb 09 2021 - AM-21-119 - Hy-Vee Fast and Fresh Marketplace – Central Corridor Review - Pdf](#)
3. Conditional Use – Hy-Vee, Inc
 - a. CPC Resolution No. 21-09 recommending approval of a conditional use request to permit a gas station within the UC-1, Urban Commercial zoning district for property located at 2790 7th Avenue, Marion, Iowa (Hy-Vee, Inc) 13 - 24
[Agenda Memo - Planning & Zoning Commission - Feb 09 2021 - AM-21-120 - HyVee conditional use request - Pdf](#)
4. Central Corridor Review – Cedar Rapids Bank & Trust

- a. CPC Resolution No. 21-10 recommending approval of the Cedar Rapids Bank & Trust – Central Corridor Review for property located at 700 25th Street, Marion, Iowa. (Cedar Rapids Bank & Trust) 25 - 40
[Agenda Memo - Planning & Zoning Commission - Feb 09 2021 - AM-21-100 - Cedar Rapids Bank & Trust – Central Corridor Review - Pdf](#)
- 5. Final Plat – Broad & Main
 - a. CPC Resolution No. 21-11 recommending approval of Broad & Main 1st Addition Final Plat for property located 1107 7th Avenue, Marion, Iowa. (Uptown Holdings, LLC) 41 - 43
[Agenda Memo - Planning & Zoning Commission - Feb 09 2021 - AM-21-101 - Broad & Main 1st Addition Final Plat - Pdf](#)

OTHER BUSINESS

- a. Discussion regarding Section 176.33 Nonconforming uses, buildings and structures. 44
[Agenda Memo - Planning & Zoning Commission - Feb 09 2021 - AM-21-121 - Discussion regarding Section 176.33 Nonconforming uses - Pdf](#)
- b. Discussion regarding future amendments to Section 176.50, Central Corridor Zoning Districts. 45
[Agenda Memo - Planning & Zoning Commission - Feb 09 2021 - AM-21-134 - Discussion regarding future amendments to Section 176.50 - Pdf](#)
- c. Discussion regarding future opportunity for planning commissioner training. 46
[Agenda Memo - Planning & Zoning Commission - Feb 09 2021 - AM-21-133 - Discussion regarding future opportunity for planning commissioner training. - Pdf](#)

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