



MINUTES
Planning & Zoning Commission
6:00 PM - Tuesday, April 13, 2021
City Hall, 1225 6th Avenue

Minutes are in draft format until approved at the next meeting

The Planning & Zoning Commission of the City of Marion, Linn County, Iowa met on Tuesday, April 13, 2021, at 6:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

- PRESENT: Dale Monroe, Jennifer Morris, Seth Moomey, Jody Budde, and Phil Seidl
- ABSENT: Destiny Hastings, Matt Arenholz, Jillissa Moorman, and Landis Wiley
- STAFF PRESENT: Ama Bartlett, Dave Hockett, Nicole Behrens, and Tom Treharne

CITIZEN PRESENTATIONS

None.

DIRECTORS REPORT

None.

REGULAR AGENDA

Minutes

Motion to approve March 9, 2021 minutes.

Moved by Budde, seconded by Monroe, to approve March 9, 2021 minutes.

Approved unanimously

Conditional Use - Bees - Appleby

Public Hearing to consider a conditional use request by Erin Appleby pursuant to Section 176.49-9 of the Marion Code of Ordinances to permit accessory keeping of honeybees to be located at 1450 Tama Street, Marion, Iowa.

Hockett reviewed the staff report. He recommended approval due to the request meeting all requirements. There were no questions of staff from the commission. Morris opened the public hearing. There were no statements for or against the request. Public hearing was closed.

CPC Resolution No. 21-16 approving a conditional use request by Erin Appleby pursuant to Section 176.49-9 of the Marion Code of Ordinances to permit accessory keeping of honeybees to be located at 1450 Tama Street, Marion, Iowa. Moved by Monroe, seconded by Moomey, to approve CPC Resolution No. 21-16. No discussion.

Approved by the following votes:

Ayes: Monroe, Morris, Moomey, Budde, and Seidl

Conditional Use - Watchman's Quarters - Garman

Public Hearing regarding a conditional use request pursuant to Section 176.25-2B of the Marion Code of Ordinances to allow watchman living quarters in the I-1 zoning district for property located at 100 35th Street, Marion, Iowa. (NPV III, LLC)

Hockett presented the staff report. He reviewed the history of the property and the requirements for consideration of a conditional use request. Staff recommended denial due to the need to confirm that tenant is employed by the owner. The commission asked questions of staff.

Morris opened the public hearing.

Darin Garman, applicant, spoke to the need for having someone on the premises to watch over the items in outside storage. The commission asked the applicant questions concerning the terms of the tenant being employed by the owner. There were no other comments for or against the item.

Public hearing was closed.

CPC Resolution No. 21-17 approving a conditional use request pursuant to Section 176.25-2B of the Marion Code of Ordinances to allow watchman living quarters in the I-1 zoning district for property located at 100 35th Street, Marion, Iowa. (NPV III, LLC)

Moved by Budde, seconded by Monroe, to table until more insight from the City Attorney on the definition of employee. Commission discussed the need for more documentation to clarify the stipulations for this specific conditional use. No further discussion.

Tabled unanimously

Final Plat - Barnes First Addition

CPC Resolution No. 21-18 approving Barnes First Addition Final Plat for property located west of 35th Street and north of 5th Avenue, Marion, Iowa. (Tom Barnes)

Hockett presented the staff report. Recommended approval. Commission asked questions about parking and access.

Moved by Moomey, seconded by Seidl, to approve CPC Resolution No. 21-18. No further discussion.

Approved unanimously

Final Site Development Plan - Rookwood Estates 3rd & 4th Additions

CPC Resolution No. 21-19 approving Rookwood Estates 3rd and 4th Addition Final Site Development Plan for property east of Highway 13 and south of Fernow Road, Marion, Iowa. (Rookwood Estates, LLC)

Behrens presented the staff report. She noted some minor changes from the Preliminary Site Development Plan. Staff recommended approval as the project was not changed drastically from the Preliminary Site Development Plan. Commission asked questions about green space and future plans for park space, and trash/recycling facilities. Susan Forinash from Hall and Hall Engineers answered the trash pickup questions.

Moved by Budde, seconded by Moomey, to approve CPC Resolution No. 21-19. Behrens answered a question from the the online chat considering a dog park and walking trail adjacent to the property. No other discussion.

Approved unanimously

Preliminary Plat - Silver Rock Estates - Integrity Custom Homes, Inc.

CPC Resolution No. 21-20 approving Silver Rock Estates Preliminary Plat located west of Alburnett Road and south of Echo Hill Road, Marion, Iowa. (Integrity Custom Homes, Inc.)

The staff report was shared by Behrens. She reviewed the zoning and current development in the area. Behrens stated that the Marion Water Department requested a condition be added that a private booster station may need to be installed if there are issues with water pressure. Staff recommended approval subject to the condition requested by the Marion Water Department. Commission asked questions about the cost of private booster station and who determines if water pressure is sufficient. Behrens responded that there is a minimum pressure required for fire hydrants. Commission had concerns about the potential cost to future homeowners. The applicant, Kent Backen, spoke to the issue and stated that he would discuss further with the Water Department. Commission asked staff about greenspace. Behrens showed adjacent park and school properties. Jolene Palmer, 4505 Sherry Lane, asked questions about the wet retention basin. The applicant responded with timeline of the project. Ricki Boyle, 2185 Echo Hill Road, asked general questions about development in the area, concerns with traffic speed on Echo Hill Road and maintenance of other dry basins in the area. Darin Andresen, Assistant City Engineer answered these questions.

Moved by Seidl, seconded by Budde, to approve CPC Resolution No. 21-20, subject to City establishment of minimum water pressure that would warrant the condition by the Marion Water Department for installation of a private booster station if necessary.

No further discussion.

Approved unanimously

City Zoning - Ward 4

Public Hearing regarding update to the Official Marion Zoning Map for property located within City Council Ward 4, which includes precincts 11, 12 13 and 14. (City of Marion)

Hockett shared the staff report. He referenced a link on the City website that shows current updates to the zoning map. Hockett broke down the report by Precincts, highlighting changes in each area. He compared existing zoning standards to the future proposed standards. As a result of public open houses, Precinct 13 had three amendments to staff's recommendation which staff requested the commission consider and act on each separately. 1.) Moomey/Engle Amendment - Staff proposed BL, Business Local and owner proposed BC, Business Community to allow for more uses; 2.) Landem Amendment - Staff proposed BL, Business Local and owner proposed to BC, Business Community for more flexibility in allowed uses; 3.) Frazier Amendment - Staff proposed MR-1, Multi-Family Residential One and owner Proposed MR-2, Multi-Family Residential Two to increase number of units allowed.

Morris opened the public hearing. Mike Malcom, owner of property at 915 and 917 Barrington Parkway, clarified staff report on Landem Amendment. Nick Glew, President of MEDCO, commented on square footage requirements associated with some BL uses versus BC looking for better definitions of those uses. No other comments for or against the item or amendments. Public hearing was closed.

Moomey/Engle Amendment for property located southeast of Winslow Road.

Moved by Monroe, seconded by Budde, to approve Moomey/Engle Amendment from proposed BL, Business Local to BC, Business Community for property located southeast of Winslow Road.

No discussion.

Approved unanimously

Landem Amendment for property located at 915 and 917 Barrington Parkway.

Moved by Moomey, seconded by Monroe, to approve Landem Amendment from proposed BL, Business Local to BC, Business Community for property located at 915 and 917 Barrington Parkway.

Commission asked questions of staff.

Approved unanimously

Frazier Amendment for property located at 2750 10th Street.

Moved by Moomey, seconded by Budde, to approve Frazier Amendment from proposed MR-1, Multi-Family Residential One to MR-2, Multi-Family Residential Two for property located at 2750 10th Street.

Commission asked staff about number of units that the property could accommodate.

Approved unanimously

CPC Resolution No. 21-21 approving an update to the Official Marion Zoning Map for property located within City Council Ward 4, which includes precincts 11, 12 13 and 14.

Moved by Moomey, seconded by Monroe, CPC Resolution No. 21-21 with the previous amendments.

No further discussion.

Approved by the following votes:

Ayes: Monroe, Moomey, Morris, Budde, and Seidl

OTHER BUSINESS

None.

ADJOURN

Meeting adjourned at 8:41 p.m.

Dale Monroe, Secretary