



AGENDA

Planning & Zoning Commission

6:00 PM - Tuesday, May 11, 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# 897 5475 1454. 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, May 11th 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 of the April 13, 2021 Planning and Zoning meeting.

2. Conditional Use - Watchman's Quarters - Garman (Tabled April 13, 2021)
 - a. CPC Resolution 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) (Tabled April 13, 2021) 4 - 12

[Agenda Memo - CPC Resolution approving a conditional use - NPV III](#)

3. Conditional Use - Garage over 900 sq ft - Young
 - a. Public hearing regarding a conditional use requested by Tyler Young pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 1014 Welcome Lane, Marion, Iowa. 13 - 20

[Agenda Memo - Public hearing regarding a conditional use requested by Tyler Young](#)

- b. CPC Resolution No. 21-22 approving a conditional use pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 1014 Welcome Lane, Marion, Iowa. (Tyler Young) 21
[Agenda Memo - CPC Resolution approving a conditional use - Young](#)
- 4. Conditional Use - Garage over 900 sq ft - Martin
 - a. Public hearing regarding a conditional use requested by Javan Martin pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 4310 Indian Creek, Marion, Iowa. 22 - 31
[Agenda Memo - Public hearing regarding a conditional use requested by Javan Martin](#)
 - b. CPC Resolution No. 21-23 approving a conditional use pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 4310 Indian Creek, Marion, Iowa (Javan Martin) 32
[Agenda Memo - CPC Resolution approving a conditional use - Martin](#)
- 5. Conditional Use - Gas Station - Kwik Star
 - a. Public Hearing regarding a conditional use request to permit a gas station within the UC-1, Urban Commercial zoning district for property located at 3025 7th Avenue, Marion, Iowa (Kwik Trip) 33 - 47
[Agenda Memo - Public Hearing regarding a conditional use request - Kwik Trip](#)
 - b. CPC Resolution No. 21-24 recommending approval of a conditional use request to permit a gas station within the UC-1, Urban Commercial zoning district for property located at 3025 7th Avenue, Marion, Iowa. (Kwik Trip) 48
[Agenda Memo - CPC Resolution recommending approval of a conditional use - Kwik Trip](#)
- 6. Central Corridor Review - 3025 7th Ave - Kwik Star
 - a. CPC Resolution No. 21-25 recommending approval of Kwik Star - Central Corridor Review for property located at 3025 7th Avenue Marion, Iowa (Kwik Trip Inc.) 49 - 58
[Agenda Memo - CPC Resolution recommending approval of Kwik Star - Central Corridor Review](#)
- 7. Final Site Development Plan - Linn County Business Park Phase IV - Burger

- a. CPC Resolution No. 21-26 approving a Final Site Development Plan for Linn County Business Park Phase IV for property located west of Highway 13 and north of REC Drive. (Eights Enough LLLP)

59 - 64

[Agenda Memo - CPC Resolution approving a FSDP for Linn County Business Park Phase IV](#)

OTHER BUSINESS

1. Discussion on long range planning documents.

ADJOURN