



# MINUTES

## Planning & Zoning Commission

6:00 PM - Tuesday, June 8, 2021  
City Hall, 1225 6th Avenue

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*\*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, June 8, 2021, at 6:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

PRESENT: Dale Monroe, Destiny Hastings, Seth Moomey, Phil Seidl, Jillissa Moorman, Landis Wiley, and Jennifer Morris

ABSENT: Jody Budde

STAFF PRESENT: Ama Bartlett, Dave Hockett, Nicole Behrens, and Tom Treharne

### CALL TO ORDER

### ROLL CALL

### CITIZEN PRESENTATIONS

None.

### DIRECTORS REPORT

Treharne recalled last month's meeting about Tower Terrance Road progress. He stated nearly all right-of-way acquisitions have been secured, and grading from Alburnett Road to about half way to C Ave should start this fall. Work also continues on joint planning study with Cedar Rapids of the Tower Terrace Road area.

### REGULAR AGENDA

#### Minutes

Motion to approve May 11, 2021 minutes.

Moved by Wiley, seconded by Morris, to approve minutes from May 11, 2021.  
Approved unanimously

#### Rules and Definitions - Amendments to 176.06

Public hearing considering amendments to Chapter 176.06, Rules and Definitions of the Marion Code of Ordinances.

Behrens shared the staff report stating that the city-wide zoning update has made it necessary to reconsider some of the rules and definitions of the zoning code. She showed the recommended changes that expand on the definition of drive-through facilities and proposed removal of the item concerning land banked parking.

Morris asked about Chap. 17-24 referenced in the land banked parking item. Behrens stated that does not reference our code.

Chairperson Moomey opened the public hearing at 6:08p.m.

With no comments for or against the proposed amendments, the public hearing was closed at 6:08p.m.

No further discussion.

CPC Resolution No. 21-27 recommending approval of a request to amend Chapter 176.06, Rules and Definitions.

Moved by Monroe, seconded by Hastings, to approve CPC Resolution No. 21-27.  
No further discussion.

Approved unanimously

## **OTHER BUSINESS**

### Citywide Rezoning Update

Hockett stated there would be an open house for the Ward 4 update end of June. He said the plan is to take final changes to the City Council at their second meeting in July.

Background work has begun on the update to Ward 3 - East Marion. Staff is looking at rental properties and current commercial properties to see what non-conforming uses may be created that could impact the update to that ward. Hockett said he hoped to bring changes to the Commission in August, as well as hold public open houses. Planned changes he noted would be industrial uses being converted to commercial along the highways.

Moomey asked about the specific areas changing to commercial in Ward 3. Hockett showed the area along Highway 151 that would most be impacted.

### East Marion Subarea Plan

Treharne stated the City is working with RDG Design Group to look at the land uses in the area from north of Squaw Creek mobile home park down to the Highway 151. They have been working with land owners, the Linn Mar School District and the Marion Water Department. RDG will create concepts taking into account all the land use issues. Behrens summed up the timeframe which started with stakeholder meetings in early May and considerations about the airport overlay ongoing.

Monroe asked about the priorities of development planning. Treharne responded that the recent sanitary sewer study presented to City Council has helped identify areas with the most capacity to grow. He will plan to update the Commission on that sanitary sewer study at the next meeting.

Treharne went on to discuss the housing needs in the community.

Moomey asked about the possible mix of commercial and residential? Treharne expanded on the expected future development in the area, including some higher density residential.

### Discussion on Non-conforming Uses

Treharne stated this will be discussed at a later meeting.

**ADJOURN**

Moved by Morris, seconded by Monroe, to adjourn at 8:35p.m.

Approved unanimously

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Dale Monroe, Secretary