



MINUTES

Planning & Zoning Commission

6:00 PM - Tuesday, August 10, 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, August 10, 2021, at 6:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

PRESENT: Dale Monroe, Destiny Hastings, Jody Budde, Phil Seidl, Jillissa Moorman, Landis Wiley, Jennifer Morris, and Kathryn Walsh

ABSENT: Seth Moomey

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

CALL TO ORDER

ROLL CALL

CITIZEN PRESENTATIONS

None.

DIRECTORS REPORT

Hockett shared an update on hiring process for City Manager and stated Tom Treharne will be acting City Manager until that position is filled. He also mentioned some completed City projects including Fire Station No. 1 and 6th Avenue.

REGULAR AGENDA

Minutes

Motion to approve July 13, 2021 minutes.

Moved by Hastings, seconded by Wiley, to approve minutes from July 13, 2021.

Approved unanimously

Conditional Use - Drive Thru - 917 Barrington Parkway

Public hearing regarding a conditional use request pursuant to Section 176.51-Table6 of the Marion Code of Ordinances to allow a drive-thru within the BC, Community Business zoning district for property located at 917 Barrington Parkway, Marion, Iowa. (Tom and Amy LLC)

Behrens shared the staff report. She stated that with the rezoning of Ward 4, a drive thru is allowed through the conditional use process. Monroe asked about space for cars to back out of spaces next to the queue. He also asked about the neighboring daycare.

Morris opened the public hearing at 6:18 p.m.

Shawn Keating (2664 Greenway Ct, Marion), applicant, spoke with details about the size and services provided by the business. Mike Mach (5672 Sutton Rd, Coggon), representing the property owner of 917 Barrington Pwky, spoke in support of the project. His only concern was the space between back parking spots and the drive thru, but said they could remove retaining wall to make more room if needed.

No other comments for or against the request, Morris closed the public hearing at 6:20 p.m.

CPC Resolution 21-30 approving a conditional use request pursuant to Section 176.51-Table6 of the Marion Code of Ordinances to allow a drive-thru within the BC, Community Business zoning district for property located at 917 Barrington Parkway, Marion, Iowa. (Tom and Amy LLC)

Moved by Wiley, seconded by Budde, to approve CPC Resolution 21-30.

No further discussion.

Approved by the following votes:

Ayes: Monroe, Hastings, Budde, Moorman, Wiley, Morris, and Walsh

Amendment to the Comp Plan - East Marion Subarea

Public hearing regarding an amendment to the Marion Comprehensive Plan by adding Appendix I, East Marion Subarea Plan.

Behrens presented the staff report. She stated the plan gives future developers the City's vision for the area, and the plan is not a rezoning or annexation of current property. Behrens went through the details of each area of the plan. She summarized information shared during the open house. Staff recommended approval subject to removal of the trail crossings across highway 151. One comment was received prior to the meeting with concerns about losing prime farmground.

Monroe asked for clarity that the sale of the land is driven by current property owners, not the City. Behrens stated that if a developer purchased any land, they would have to annex into the City. She explained the difference between voluntary and involuntary annexations. Monroe confirmed that developers are given an advantage by having the plan. Behrens said it would be beneficial to property owners to know what the City's plan is for the area. Monroe also asked about access to City sewer and water. Behrens showed what areas have capacity to add services.

Morris opened the public hearing at 6:49 p.m.

Deb Burger (2556 Hindman Rd, Marion) requested to opt out of the comprehensive plan. She stated concerns with using prime farmland and about multi-family near the school because of increased traffic. Bob Solis (2550

Hindman Rd, Marion) asked about the list of stakeholders that were contacted. Behrens said stakeholders within city limits were included as they would be impacted by more detailed plans. Staff extended the viewpoint for a higher level plan of the surrounding area knowing the outside area would be re-evaluated at a later date. Bob Burger (2556 Hindman Rd, Marion) shared his concerns with developing prime farmland and concern about the county resident's ability to have input on the plans.

With no other comments, Morris closed the public hearing at 7:04 p.m.

CPC Resolution 21-31 amending the Marion Comprehensive Plan by adding Appendix I, East Marion Subarea Plan.

Moved by Hastings, seconded by Budde, to approve CPC Resolution 21-31.

Monroe asked questions about the mailing circulation. Behrens stated the majority of the notices went to properties within City limits with adjacent County property owners included. Morris confirmed that the intent of this plan is to provide a guide for future if property owners decide to sell property to developers. Behrens confirmed that the land would need to be rezoned at time of development and would be reviewed more closely at that time. Morris brought up current needs for housing and growth. Behrens stated there is a need to fill the gap between affordable housing and single family homes. Budde asked about the needs that staff presented to the consultant prior to design of the plan. Hockett confirmed the focus is more detailed within City limits, less detailed further out and plans will change over the years. Wiley stated we want to be good neighbors and asked what the process is for dealing with DOT about trail crossings. Behrens said staff did not discuss with DOT since past similar projects were rejected. Wiley expressed concern about reduction of bypasses. Behrens explained that Tower Terrace Rd is intended to help with east to west traffic. County is not involved with land use planning. Treharne spoke to restrictions that the County puts on unincorporated land and stated the City can only plan for the growth, making sure utilities are ready for future development. He also restated that this plan is still in draft form and there will be further opportunities for public input. Wiley asked for some clarification of the commissions role. Treharne responded. Morris stated the current motion is to recommend approval of the plan as is. No further discussion.

Approved by the following votes:

Ayes: Hastings, Budde, Morris, and Walsh

Nays: Monroe and Wiley

Treharne left the meeting at 7:35 p.m.

Preliminary Plat - Marion AirCom Park

CPC Resolution 21-32 approving Marion Aircom Park Preliminary Plat for property located south of Marion Airport Road and east of the Marion Airport in Marion, Iowa. (Luxair Aviation LLC and Genesis Equities Land Holdings, LLC)

Hockett reviewed the staff report. He stated this was a revised plan from one approved in 2018. Monroe asked if this would effect current plans for the airport.

Hockett stated the plan had been designed with the airport in mind. No other questions of staff.

Moved by Monroe, seconded by Walsh, to approve CPC Resolution 21-32.

No further discussion.

Approved unanimously

Final Plat - Marion Churches 5th Addition

CPC Resolution 21-33 recommending approval of Marion Churches 5th Addition Final Plat for property located east of Highway 13 and south of Bison Street, Marion, Iowa. (Marion Senior Living Community)

Hockett shared the staff report. He said this corrective plat re-aligns the property to get the buildings on separate lots. No questions from the commission.

Moved by Budde, seconded by Wiley, to approve CPC Resolution 21-33. No further discussion.

Approved unanimously

OTHER BUSINESS

None.

ADJOURN

Dale Monroe, Secretary