



MINUTES
Planning & Zoning Commission
6:00 PM - Tuesday, October 12, 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, October 12, 2021, at 6:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

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

CALL TO ORDER

ROLL CALL

CITIZEN PRESENTATIONS

DIRECTORS REPORT

None.

REGULAR AGENDA

Minutes

Moved by Hastings, seconded by Seidl, to approve September 14, 2021 minutes.
Approved unanimously

Final Plat - Clubhouse Drive Addition

CPC Resolution No. 21-38 recommending approval of Clubhouse Drive Addition Final Plat west of Lucore Road along Clubhouse Drive, Marion, Iowa. (Johannes Brothers Construction, Inc.)

Behrens reviewed the staff report. She stated that a courtesy notice had been sent to surrounding property owners and no comments had been received. There were no questions of staff.

Moved by Moorman, seconded by Wiley, to approve CPC Resolution No. 21-38.
No further discussion.

Approved unanimously

Final Plat (Linn County) - Kettelkamp First Addition

CPC Resolution No. 21-39 recommending approval of Kettelkamp First Addition Final Plat to Linn County located at 1557 Martin Creek Road, Linn County, Iowa. (Kettelkamp Brothers Farms, LLC)

Behrens shared the staff report. She stated that courtesy notices had been sent to surrounding property owners. There was one citizen with concerns about annexation and staff let the individual know that this was not an annexation of the area. There were no questions of staff from the Commission.

Moved by Wiley, seconded by Walsh, to approve CPC Resolution No. 21-39.

No further discussion.

Approved unanimously

Central Corridor Review - 1925 7th Avenue - KFC

CPC Resolution No. 21-40 recommending approval of the KFC – Central Corridor Review for property located at 1925 7th Avenue, Marion, Iowa. (Summit Properties)

Behrens presented the staff report. She stated that courtesy notices went to surrounding property owners for this review and there were no comments received prior to this meeting. Seidl asked for clarification on the code concerning colors used on the exterior and suggested a monument sign might be better than leaving up the existing pole sign. Joseph Cross, representing the applicant, spoke to the plans for updating the current signage. He also informed the Commission that the awnings are meant to be red, since the color was showing on the original plans reviewed by staff. Moomey clarified that signage was normally considered internally by staff, not by the Commission. Staff confirmed that all signage will be reviewed internally.

Moved by Moorman, seconded by Seidl, to approve CPC Resolution No. 21-40.

No further discussion.

Approved unanimously

Central Corridor Review - Junction Lofts

CPC Resolution No. 21-41 recommending approval of the Junction Lofts - Central Corridor Review for property located between 5th and 6th Avenues and east of 16th Street. (Genesis Equities LLC)

Hockett gave the staff report. He shared an updated site plan and expanded on some details including the proposed ADA accessible sidewalk on the property. Hockett stated the plans met all design standards for the Central Corridor. No correspondence had been received by surrounding property owners when notified of the plans. Moomey shared some concerns with the grading of the

property. Hockett assured the Commission that staff will make sure drainage is handled properly. Many members of the Commission spoke of the need for some recreational space in the area that this and other multi-family buildings are planned. Staff suggested that a representative from the Parks Department could come to a future meeting to update the Commission on their plans for park development throughout the city.

Moved by Walsh, seconded by Wiley, to approve CPC Resolution No. 21-41.

No further discussion.

Approved unanimously

OTHER BUSINESS

Hockett stated that Annette Perry had submitted a revised plan for parking at 809 6th Avenue so it will be back on the agenda at the next meeting.

ADJOURN

Dale Monroe, Secretary