

1. CALL TO ORDER

Moorman called the Planning & Zoning Commission meeting to order at 6:04 p.m.

2. ROLL CALL

Members Present: Budde, Schramm, Arenholz, Monroe, and Moorman  
Members Absent: Seidl, Moomey and Callahan

Staff Present: Behrens, Hockett, Treharne, and Eltahir

3. RECEIVE AND FILE RESIGNATION – HARPER

Motion by Budde, seconded by Arenholz to receive and file Grant Harper's resignation from the Planning and Zoning Commission.

4. ELECTION OF OFFICER

Motion by Arenholz, seconded by Moorman to nominate Monroe for Secretary.

All "ayes", motion carried (5-0).

5. MINUTES

a. Planning and Zoning – May 12, 2020

Motion by Arenholz, seconded by Moorman to approve the May 12, 2020 meeting minutes as submitted.

All "ayes", motion carried (5-0).

6. CITIZEN PRESENTATIONS

None.

7. DIRECTOR'S REPORT

Treharne informed the Commission that the Bowman Meadows 7<sup>th</sup> Addition project from the last meeting was voted down at City Council regarding the future land use amendment. Moorman asked for the reasoning. Treharne stated the main concerns were density, lack of parking, and a question regarding the change of land use to the overall project. He did state that there were more neighbors at the Council meeting that raised concerns.

8. BESLER – CONDITIONAL USE (GARAGE)

- a. Public hearing regarding a conditional use requested by David Besler pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located 1627 11<sup>th</sup> Street, Marion, Iowa.

Hockett briefed the Commission on the revised request from last month's meeting. He went over the new size of the detached garage and stated that the larger garage was going to be used for the applicant's RV. Hockett stated that the applicant would match the garage exterior to one of the two homes on the property.

Monroe asked if the existing building north of the proposed building would remain. Hockett stated that the existing building would be coming down.

The public hearing opened at 6:19p.m.

With no comments, the public hearing closed at 6:20p.m.

- b. CPC Resolution No. 20-16 recommending approval of 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 1627 11<sup>th</sup> Street, Marion, Iowa. (David Besler)

Motion by Monroe, seconded by Budde to recommend approval of CPC Resolution No. 20-16 recommending approval of 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 1627 11<sup>th</sup> Street, Marion, Iowa.

Monroe stated that he appreciated the applicant listening to the concerns of the Commission and the revised request accordingly.

Moorman stated that she appreciated the reduced scale of the project.

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All "ayes", motion carried (5-0).

9. BOWMAN MEADOWS 8<sup>TH</sup> ADDITION – COMPREHENSIVE PLAN AMENDMENT, PRELIMINARY SITE DEVELOPMENT PLAN, & PRELIMINARY PLAT

- a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Single-Family Attached Residential for Bowman Meadows 8<sup>th</sup> Addition, Marion, Iowa. Public hearing regarding a preliminary site development plan for Bowman Meadows 8<sup>th</sup> Addition, Marion, Iowa.

Behrens presented the staff report and briefed the Commission on what had been approved in 2010/2011 with the preliminary plat and Bowman Meadows 1<sup>st</sup> Addition Final Plat. She walked the Commission through the three requests and mentioned that the most public improvements were installed in 2011.

The public hearing opened at 6:32p.m.

Hunter Skogman stated that zero-lot lines have replaced traditional condos.

Jason Stone mentioned that the plan does not change the density but allows each unit to own their own land. The plan does not change for the original 2010 plan.

The public hearing closed at 6:35p.m.

- b. CPC Resolution No. 20-17 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Single-Family Attached Residential for Bowman Meadows 8<sup>th</sup> Addition, Marion, Iowa. (Midwest Development Co.)

Motion by Monroe, seconded by Arenholz to recommend approval of CPC Resolution No. 20-17 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Single-Family Attached Residential for Bowman Meadows 8<sup>th</sup> Addition, Marion, Iowa.

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All “ayes”, motion carried (5-0).

- c. CPC Resolution No. 20-18 recommending approval of Bowman Meadows 8<sup>th</sup> Addition Preliminary Site Development Plan, Marion, Iowa. (Midwest Development Co.)

Motion by Schramm, seconded by Monroe to recommend approval of CPC Resolution No. 20-18 recommending approval of Bowman Meadows 8<sup>th</sup> Addition Preliminary Site Development Plan, Marion, Iowa.

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All “ayes”, motion carried (5-0).

- d. CPC Resolution No. 20-19 recommending approval of Bowman Meadows 8th Addition Preliminary Plat, Marion, Iowa. (Midwest Development Co.)

Motion by Arenholz, seconded by Budde to recommend approval of CPC Resolution No. 20-19 recommending approval of Bowman Meadows 8th Addition Preliminary Plat, Marion, Iowa.

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All “ayes”, motion carried (5-0).

10. WINSLOW ADDITION – COMPREHENSIVE PLAN AMENDMENT, REZONING, & PRELIMINARY PLAT

- a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan and rezoning request for property south of Tower Terrace Road and west of Winslow Road, Marion, Iowa.

Hockett presented the staff report, going over the reason for the applicant’s request pertaining to the land use designation and rezoning. He also touched on the adjacent property land use designations and zoning districts. Hockett walked through the requested BL zoning district and the uses that would be allowed. He discussed the proposed preliminary plat and why the applicant split the property in the manner they did.

Schramm asked if the commercial lot could be a gas station. Hockett stated that a gas station would not be allowed.

The public hearing opened at 6:58p.m.

Susan Forinash stated that the applicant is currently trying to market the property to potential buyers and that they do not have a use in mind.

The public hearing closed at 6:59p.m.

- b. CPC Resolution No. 20-20 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Neighborhood Commercial for property south of Tower Terrace Road and west of Winslow Road, Marion, Iowa. (Donna M. Morrissey Rev. Trust)

Motion by Arenholz, seconded by Monroe to recommend approval of CPC Resolution No. 20-20 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Neighborhood Commercial for property south of Tower Terrace Road and west of Winslow Road, Marion, Iowa. (Donna M. Morrissey Rev. Trust)

Monroe asked if housing could be above commercial with the rezoning. Hockett stated above ground residential would be allowed. Monroe asked about the amount of traffic on Tower Terrace Road. Hockett stated that the Engineering Department could ask for a traffic study.

Schramm asked if a tobacco or alcohol store could locate on the site. Hockett stated that it would be allowed as a small retailer. Monroe asked about the separation distance to the school. Hockett stated he could not remember the separation distances off-hand.

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All “ayes”, motion carried (5-0).

- c. CPC Resolution No. 20-21 recommending approval of a rezoning request from A-1, Rural Restricted to BL, Business Local for property located south of Tower Terrace Road and west of Winslow Road, Marion, Iowa. (Donna M. Morrissey Rev. Trust)

Motion by Monroe, seconded by Moorman to recommend approval of CPC Resolution No. 20-21 recommending approval of a rezoning request from A-1, Rural Restricted to BL, Business Local for property located south of Tower Terrace Road and west of Winslow Road, Marion, Iowa.

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All “ayes”, motion carried (5-0).

- d. CPC Resolution No. 20-22 recommending approval of Winslow Addition Preliminary Plat, Marion, Iowa. (Donna M. Morrissey Rev. Trust)

Motion by Budde, seconded by Arenholz to recommend approval of CPC Resolution No. 20-22 recommending approval of Winslow Addition Preliminary Plat, Marion, Iowa.

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All “ayes”, motion carried (5-0).

11. FINAL SITE DEVELOPMENT PLAN – THE COMMONS AT ENGLISH GLEN 5<sup>TH</sup> ADDITION – ROBSON HOMES

- a. CPC Resolution No. 20-23 recommending approval of The Commons at English Glen 5<sup>th</sup> Addition Final Site Development Plan for property located north of 29<sup>th</sup> Avenue and east of Winchester Drive extended. (Robson Homes, Inc.)

Behrens presented the staff report and walked the Commission through the similarities and minor differences of the final site development plan compared to the approved preliminary site development. She also made note that the applicant has addressed the conditions placed on the approve PD-R zoning for this project area.

Motion by Monroe, seconded by Budde to recommend approval of CPC Resolution No. 20-23 recommending approval of The Commons at English Glen 5<sup>th</sup> Addition Final Site Development Plan for property located north of 29<sup>th</sup> Avenue and east of Winchester Drive extended

Roll Call:

Schramm	Aye
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

All “ayes”, motion carried (5-0).

12. URBAN RENEWAL PLAN AMENDMENTS (TABLED MAY 12, 2020)

- a. CPC resolution No. 20-15 recommending approval of the designation of the Echo Hill Road Urban Renewal Area and finding that said amendment is consistent with the Marion Comprehensive Plan.

Treharne presented on the general idea of an Urban Renewal Area, the background of how it was established, and how they are used within communities. He mentioned the special powers within a URA district that can be used as well as those special powers of an Economic Development URA district. Treharne then went into how URA areas are established and the details that may be laid out within the plan. He then went into the Echo Hill URA and the plan objectives, as well as other URA locations within the City.

Monroe asked about the response from the School. Treharne stated that they are in favor of the URA and the specifics outlined within this plan. Monroe asked if the Commission would see the final plan of the roundabout and pedestrian component. Treharne stated that the Commission would not see the intersection plan. Eltahir stated that the City has not received any negative comments from the School.

Arenholz asked if these URAs end and if any of them have been replead. Eltahir stated that residential URAs have an 11-year timeframe, but economic ones go for 20-years. Arenholz asked about the Hunter's Ridge URA still being in place. Eltahir stated the time does not start until the City starts pulling money from the district. Treharne stated that we can only pull revenue out of the district for the specific projects laid out in the specific URA plan. Arenholz asked what the estimate is that would be available each year. Eltahir went over the total amount breakdown. Arenholz asked on an annual basis how much money would be available each year. Treharne stated that residents would be able to see a direct response to a project from your tax dollars versus the money going into the general fund.

Motion by Monroe, seconded by Moorman to recommend approval of CPC resolution No. 20-15 recommending approval of the designation of the Echo Hill Road Urban and finding that said amendment is consistent with the Marion Comprehensive Plan.

Roll Call:

Schramm	Abstention
Budde	Aye
Moorman	Aye
Monroe	Aye
Arenholz	Aye

Motion carried (4-1).

Schramm left the meeting at 7:49p.m.

### 13. OTHER BUSINESS

#### a. Growth Management Plan discussion.

Treharne briefed the Commission about the Growth Management Plan and how staff will be able to utilize the fiscal impact analysis or growth management model. He brought up how this could help the Commission and Council make decisions when reviewing new developments regarding the impact on infrastructure and cost placed on the City. Eltahir talked about how we will be able to look at the unique

characteristics: tax base, emergency coverage, cost of maintaining the current level of services, along with different scenarios for development locations and what would make the most sense.

Treharne stated there will be more to come on the project in the future.

#### 14. ADJOURNMENT

Adjourned at 8:01p.m.

Respectfully Submitted,

Dale Monroe, Secretary