
1. CALL TO ORDER

Moomey called the Planning & Zoning Commission meeting (held via Zoom) to order at 6:00 p.m.

2. ROLL CALL

Members Present: Callahan, Wiley, Hastings, Seidl, Monroe, Budde, Arenholz, Moomey

Members Absent: Moorman

Staff Present: Hockett, Treharne, Bartlett

3. MINUTES

a. Planning and Zoning – September 8, 2020

Motion by Seidl, seconded by Monroe to approve the September 8, 2020 meeting minutes as submitted.

All “ayes”, motion carried (8-0).

4. CITIZEN PRESENTATIONS

None.

5. DIRECTOR’S REPORT

Treharne provided a short summary on the progress on connection of Tower Terrace Rd between Alburnett Rd and C Ave with right-of-way acquisitions coming and grading in the spring. Also provided a brief update on the Uptown Streetscape project that is wrapping up and vision for the Uptown Master Plan.

6. ECHO HILL 4TH ADDITION – COMPREHENSIVE PLAN AMENDMENT & REZONING

a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan and rezoning request for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa.

Hockett presented the staff report for both the comp plan amendment and the rezoning request. Applicant was present for questions from the Commission.

Callahan asked if an H.O.A would be formed for maintenance. Staff deferred to applicant.

The public hearing was opened by Moomey at 6:17 p.m.

Kent Backen (550 Evergreen Lane, Robins), applicant, spoke in favor of the project. Stated reasons why the request is being made, including additional options for residents wanting less maintenance than a traditional single-family home. Treharne asked about the H.O.A., Backen explained that there would be an H.O.A. Moomey inquired about added traffic concerns which Backen stated there should not be a major impact.

Hockett shared with the commission a petition against the project, as well as emailed statements brought to staff prior to the meeting. The petition was signed by 207 residents. Chairperson Moomey stated not necessary to read all names as the commission has reviewed the petition.

Hockett read the current comments against the project on the Q&A portion of the Zoom meeting. Then opened to callers requesting to make statements.

Statements against the request were heard from the following residents: Stephanie Cooper (1248 Hickory Ridge Drive), Jeffrey Holst (1044 Tramore Court), Kristena Dunn (1225 Hickory Ridge Drive), Shelby Mars (5755 Ridge Stone Lane), Krystal and Brad Gordon (1175 Cedar Springs Drive), Brian Hall (5719 Ridge Stone Lane), Alike Clissold (1204 Hickory Ridge Drive), Vern Coates (1168 Hickory Ridge Drive), Jeremy Breuer (1091 Adare Pass), Mackenzie Maxedon (1060 Tramore Court), Kyle McGettigan (1070 Adare Pass), Erik Hudson (1281 Tramore Road), Amanda Grieder (1044 Tramore Court), Jeff Lahr (5733 Ridge Stone Lane), Stephen Polomskey (1203 Hickory Ridge Drive). Concerns about changes to current master zoning plan, additional density, decreased value of existing homes, increase of traffic, lack of parking, storm water drainage, quicker turn-over and possibility of properties becoming rentals were all brought forward.

Hockett stated the commission should receive and file the petition. Moomey requested a motion to receive and file petition and email correspondence, Monroe made motion, seconded by Landis. All were in favor.

Moomey requested an overview of staff review of requests. Hockett gave a summary of items considered during staff review as well as standard notification process per state code. Stated that the City will not regulate what can and cannot be considered a rental but would regularly inspect registered rentals for safety.

Staff gave the applicant opportunity to respond to questions.

Hockett shared a few more statements from Q&A portion of Zoom call.

Chairperson Moomey closed the public hearing at 7:15 p.m.

Commission members asked questions of the applicant, including value of duplexes and confirmation of number of units added. Commission members asked Staff to share what standards are used when reviewing plan changes. Treharne stated that standard procedure is for staff to review based on standard on Comprehensive Plan, while the Commission is available to review the value of the request and hear from the public.

- b. CPC Resolution No. 20-33 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 property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)

Motion by Seidl, seconded by Budde to recommend approval of CPC Resolution No. 20-33 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 property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa.

Moomey opened discussion with his opinion that City and developer should have ability to be adaptive to changes and was bothered by some of the comments about values of condos. Shared his appreciation to public for coming forward. Wiley also thanked residents that joined the meeting and shared his concerns about adding condos to the existing neighborhood. Callahan spoke to current real estate market showing less demand for condos vs single family homes. Seidl considered the change too early in the development of the area.

Roll Call:

Budde	Nay
Arenholz	Nay
Moomey	Nay
Seidl	Nay
Monroe	Nay
Callahan	Nay
Hastings	Nay
Wiley	Nay

Motion to approve failed (0-8).

Motion by Monroe, seconded by Wiley to recommend denial of CPC Resolution No. 20-33 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 property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa.

Roll Call:

Budde	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

Motion to deny passed (8-0).

- c. CPC Resolution No. 20-34 recommending approval of a rezoning request from R-2, Medium Density Single Family Residential to SR-4, Suburban Two-Family Residential District for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. (Integrity Custom Homes, Inc.)

Motion by Wiley, seconded by Monroe to recommend denial of CPC Resolution No. 20-34 recommending approval of a rezoning request from R-2, Medium Density Single Family Residential to SR-4, Suburban Two-Family Residential District for property located north of Echo Hill Road and west of Ridge Stone Lane, Marion, Iowa. No additional discussion was had.

Roll Call:

Budde	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

Motion to deny passed (8-0).

7. ZONING MAP UPDATE

- a. Public Hearing regarding the update of the Official Marion Zoning Map for property located within Precincts 05, 06, 07 of Ward 2. (item description amended)

Hockett began with the staff report, stating staff had been holding out for the ability to present in-person meetings and open houses, but with Covid-19 safety concerns that cannot happen in a timely manner. Approval requests will be broken up by wards throughout the next few months for ease of review and adoption. No major changes to Ward 2, just breaking down to better represent the lot sizes and uses.

Commission asked questions about open houses before Council meetings, naming definitions and form of notification. Hockett confirmed that notice in newspaper was correct in stating complete legal descriptions of Ward 2, Precincts 05, 06 and 07. Same notification was posted in three public City facilities.

Notification process was amended by City Council to allow posting in public City facilities and full legal notices printed in local newspaper in lieu of mass mailings.

The public hearing was opened by Moomey at 8:16 p.m.

With no comments, the public hearing closed at 8:18 p.m.

- b. CPC Resolution No. 20-35 recommending approval of the Official Marion Zoning Map for property located within Precincts 05, 06, 07 of Ward 2. (item description amended).

Motion by Seidl, seconded by Arenholz to approve CPC Resolution No. 20-35 recommending approval of the Official Marion Zoning Map for property located within Precincts 05, 06, 07 of Ward 2.

Arenholz thanked staff for their work on the project. Echoed by Moomey.

Roll Call:

Budde	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye
Wiley	Aye

All “ayes”, motion carried (8-0).

Moomey requested a list of the zoning definitions be sent to the Commission members for future reference.

8. STREET NAMING – BEALL COURT

- a. Public hearing regarding the naming of an un-named street located south of Highway 151 and west of 62nd Street to Beall Court. (City of Marion)

Hockett presented the staff report, including history about the family that street name originated from.

The public hearing was opened by Moomey at 8:22 p.m.

With no comments, the public hearing closed at 8:23 p.m.

- b. CPC Resolution No. 20-36 recommending approval of the naming of an un-named street located south of Highway 151 and west of 62nd Street to Beall Court. (City of Marion)

Motion by Monroe, seconded by Budde to approve CPC Resolution No. 20-36 recommending approval of the naming of an un-named street located south of Highway 151 and west of 62nd Street to Beall Court.

Moomey stated appreciation of staff looking into finding an appropriate name.

Roll Call:

Budde	Aye
Arenholz	Aye
Moomey	Aye
Seidl	Aye
Monroe	Aye
Callahan	Aye
Hastings	Aye

Wiley Aye

All "ayes", motion carried (8-0).

9. OTHER BUSINESS

- a. Discussion regarding non-conforming structure rebuilds after the August 10, 2020 derecho storm.

Hockett stated he had this on agenda as place keeper in case discussion was needed. So far, have not run across too many issues, so discussion is not needed at this time. He mentioned that sign damage has been more prevalent, and those issues will be addressed by the Zoning Board of Adjustments.

10. ADJOURNMENT

- a. Motion to adjourn made by Callahan, seconded by Hastings. Adjourned at 8:30 p.m.

Respectfully Submitted,

Dale Monroe, Secretary