
1. CALL TO ORDER

Moomey called the Planning & Zoning Commission meeting (held via Zoom) to order at 6:03 p.m.

2. ROLL CALL

Members Present: Budde, Moorman, Moomey, Seidl, Monroe, Wiley

Members Absent: Arenholz, Hastings

Staff Present: Hockett, Treharne, Bartlett

3. MINUTES

a. Planning and Zoning – October 13, 2020

Motion by Moorman, seconded by Monroe to approve the October 13, 2020 meeting minutes as submitted.

All “ayes”, motion carried (6-0).

4. CITIZEN PRESENTATIONS

Ana Clymer (2475 McGowan Blvd) on behalf of the Marion Alliance for Racial Equality, stated appreciation of the City's prompt response to the recent events concerning action of a member of the Planning and Zoning Commission.

5. DIRECTOR'S REPORT

Treharne stated he did not have the update for the Tower Terrance Road corridor project that is stated later in the agenda. He did provide a brief update on staffing concerns effected by Covid-19, mostly in the area of inspections.

6. FINAL PLAT – CHANDLER COURT 1ST ADDITION – HEARTLAND INVESTMENT PARTNERS, LLC

a. CPC Resolution No. 20-37 recommending approval of Chandler Court 1st Addition Final Plat for property located at 4850 Chandler Court, Marion, Iowa. (Heartland Investment Partners, LLC)

Hockett presented the staff report. No questions from the Commission.

Motion by Monroe, seconded by Moorman to recommend approval of CPC Resolution No. 20-37 recommending approval of Chandler Court 1st Addition Final Plat for property located at 4850 Chandler Court, Marion, Iowa.

All “ayes”, motion carried (6-0).

7. BOWMAN MEADOW’S 7TH ADDITION - COMPREHENSIVE PLAN AMENDMENT, PRELIMINARY PLAT, PRELIMINARY SITE DEVELOPMENT PLAN

- a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Multi-Family Residential for Bowman Meadows 7th Addition, Marion, Iowa.

Hockett presented the staff reports for both the comp plan amendment and the preliminary site development plan. He stated that this was the applicant’s second request, having made revisions since the last application. Hockett explained use of Multi-Family Residential district and the intention to create diverse housing options for residents. Staff recommended approval of amendment, preliminary site development plan and preliminary plat as they met the current standards. Comments from citizens opposed to the project were shared by staff. Some concerns raised were assumption that area would stay single family homes, as well as the loss of trees and added light pollution. The applicant and representatives from the engineering firm were present for questions.

Moomey asked about objections that came up during Council meeting first time presented. Treharne responded. Moomey also inquired about completion timeline for Alburnett Road. Seidl asked if the completion of Alburnett Road would increase traffic. Hockett responded that the completion of Tower Terrace Road would help ease traffic in the area. Treharne stated that Alburnett Road will be designed to handle the added traffic, as a minor arterial road. Seidl speculated that added traffic would make area more suited to multi-family. Moorman asked about details on types of trees planned. Staff stated that is usually more defined in final site development plan. Moorman thought the species choices could help with screening.

The public hearing was opened by Moomey at 6:54 p.m.

In support, Hunter Skogman, applicant, spoke about the proximity of the property to a substation and why it is more suitable for rental property than single family homes. Loren Hoffman with Hall & Hall Engineering commented about steps taken since the Council meeting in May, adding they held a neighborhood meeting, and clarified many questions about location, parking, traffic and flooding concerns. Jason Stone with Hall & Hall expanded on the amount of screening and reviewed the renderings provided as support of the growing neighborhood as additional screening to existing homes.

Speaking against the project was resident, Mark Brown (924 Archer Drive). He re-stated, as in his email sent to staff, his concerns about extra lighting and light pollution that could add to loss of the night sky in the area. Moomey added that lighting will inevitably be added with completion of Alburnett Road as well. The applicant stated there will be a lighting study planned.

Moomey closed the public hearing at 7:17 p.m.

Moorman asked about price points, square footage and number of bedrooms in comparison to valuation of existing single-family homes. She also questioned if there

could be a berm added to northwest portion of property to block buildings from the road. Applicant replied that Alburnett Road will actually sit higher than at the entrance to property, creating added visual barrier to the road and existing homes. Wiley asked if any other development is planned to north or east. Hockett responded that land owned by the utility company will not likely change and City owned property is floodplain area that would not be developed in the future. Moomey pointed out that the addition of a minor arterial road in the area should be considered by the commission in making this decision.

- b. CPC Resolution No. 20-38 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Multi-Family for Bowman Meadows 7th Addition, Marion, Iowa. (Midwest Development Co.)

Motion by Monroe, seconded by Wiley to recommend approval of CPC Resolution No. 20-38 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Single-Family Detached Residential to Multi-Family for Bowman Meadows 7th Addition, Marion, Iowa.

Roll Call:

Budde	Aye
Moorman	Aye
Moomey	Aye
Monroe	Aye
Seidl	Aye
Wiley	Aye

Motion to approve passed (6-0).

- c. CPC Resolution No. 20-39 recommending approval of a preliminary site development plan for Bowman Meadows 7th Addition, Marion, Iowa. (Midwest Development Co.)

Motion by Wiley, seconded by Seidl to recommend approval of CPC Resolution No. 20-39 recommending approval of a preliminary site development plan for Bowman Meadows 7th Addition, Marion, Iowa.

Roll Call:

Budde	Aye
Moorman	Aye
Moomey	Aye
Monroe	Aye
Seidl	Aye
Wiley	Aye

Motion to approve passed (6-0).

- d. CPC Resolution No. 20-40 recommending approval of a preliminary plat for Bowman Meadows 7th Addition, Marion, Iowa. (Midwest Development Co.)

Motion by Monroe, seconded by Wiley to recommend approval of CPC Resolution No. 20-40 recommending approval of a preliminary plat for Bowman Meadows 7th Addition, Marion, Iowa.

All “ayes”, motion carried (6-0).

8. GREEN PARK APARTMENT LIVING – COMP PLAN, REZONING, PRE AND FINAL SITE DEVELOPMENT PLAN AND PRELIMINARY PLAT

- a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan, rezoning request and Preliminary Site Development Plan for property located at 3100 10th Avenue, Marion, Iowa.

Hockett gave the staff report covering all the applicant’s requests. He explained the expansion of notification area to 500’ to cover more residents in the area for this specific public hearing. He discussed history of development in the area and reviewed existing building types currently surrounding the property. Hockett explained that staff had reviewed best uses of property, stated that it would not lend itself to single family homes so close to commercial development, but multi-family would benefit from proximity to stores, medical offices and parks. The applicant did hold a neighborhood meeting to address concerns of residents. Hockett shared letters of objection and a petition stating concerns about traffic, density, stormwater issues, decreased water pressure and effect on property values.

Moomey asked about traffic concerns, Hockett responded there were no plans for upgrades to the streets in that area. Moorman expressed concerned about traffic and pedestrian safety. Moomey stated concern about loss of green space. Budde asked if the City had other plans for area, Hockett confirmed it is private property and the City did not have any intention to purchase the land.

Moomey opened the public hearing at 8:22 p.m.

In favor of the project, Chad Pelley, developer, spoke to confirm that traffic would be studied with a private traffic analysis and he will work with City staff. Pelley expanded on the benefits of the project. Moorman asked about breaking up the larger building or adding commercial retail on the lower level. The applicant explained that these options were explored, but neither were feasible options.

There were no requests to speak against the project.

The public hearing was closed by Moomey at 8:36 p.m.

- b. CPC Resolution No. 20-41 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Public/Semi Private to Multi-Family Residential for property located at 3100 10th Avenue, Marion, Iowa. (Green Park Apartment Living, LLC)

Motion by Wiley, seconded by Seidl to recommend approval of CPC Resolution No. 20-41 recommending approval of the amendment to the Future Land Use Map of the Marion Comprehensive Plan from Public/Semi Private to Multi-Family Residential for

property located at 3100 10th Avenue, Marion, Iowa. (Green Park Apartment Living, LLC)

Moomey stated the traffic was his only concern, Monroe stated he felt the City will handle the traffic as necessary. Budde and Wiley added they agreed that the traffic would be addressed by City staff. Moorman stated she would abstain from voting.

Roll Call:

Budde	Aye
Moorman	Did not participate in vote
Moomey	Aye
Monroe	Aye
Seidl	Aye
Wiley	Aye

Motion to approve passed (5-0).

- c. CPC Resolution No. 20-42 recommending approval of a rezoning from R-2, Medium Density Single Family Residential to PD-R, Multi-Family Residential for property located at 3100 10th Avenue, Marion, Iowa. (Green Park Apartment Living, LLC)

Motion by Monroe, seconded by Seidl to approve CPC Resolution No. 20-42 recommending approval of a rezoning from R-2, Medium Density Single Family Residential to PD-R, Multi-Family Residential for property located at 3100 10th Avenue, Marion, Iowa. (Green Park Apartment Living, LLC)

Roll Call:

Budde	Aye
Moorman	Did not participate in vote
Moomey	Aye
Monroe	Aye
Seidl	Aye
Wiley	Aye

Motion to approve passed (5-0).

- d. CPC Resolution No. 20-43 recommending approval of a Preliminary Site Development Plan for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)

Motion by Wiley, seconded by Seidl to approve CPC Resolution No. 20-43 recommending approval of a Preliminary Site Development Plan for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)

Roll Call:

Budde	Aye
Moorman	Did not participate in vote
Moomey	Aye
Monroe	Aye
Seidl	Aye
Wiley	Aye

Motion to approve passed (5-0).

- e. CPC Resolution No. 20-44 recommending approval of a Final Site Development Plan for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)

Motion by Wiley, seconded by Moomey to approve CPC Resolution No. 20-44 recommending approval of a Final Site Development Plan for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)

Moorman did not participate in vote. All “ayes”, motion carried (5-0).

- f. CPC Resolution No. 20-45 recommending approval of a Preliminary Plat for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)

Motion by Wiley, seconded by Monroe to approve CPC Resolution No. 20-45 recommending approval of a Preliminary Plat for Green Park Apartment Living, Marion, Iowa. (Green Park Apartment Living, LLC)

Moorman did not participate in vote. All “ayes”, motion carried (5-0).

9. ZONING CODE AMENDMENT – BJORNSEN FAMILY

- a. Public Hearing regarding an amendment to section 176.51-Table 6 of the Marion Zoning Ordinance to permit “Assisted Living Facility”, “Dwelling Upper Level” and “Nursing Homes” in the BR, Business Regional zoning district and amend 176.51-Table 8 of the Marion zoning Ordinance to permit the following dwelling types in the OS, Office Services zoning district: Townhouse, two-unit (duplex), three-unit (triplex), four-unit, upper level and independent living facility.

Hockett reviewed the staff report. He explained where properties in the BR, Business Regional district can be found in the City of Marion and the definition of the district. He also explained what is included in the OS, Office Services districts. He reviewed each proposed change to the tables and stated all are staff recommended.

Monroe asked if these changes would affect properties on Tower Terrance Road, staff confirmed that they would not as that is a difference zoning district.

The public hearing was opened by Moomey at 9:02 p.m.

The applicant, Greg Bjornsen, provided additional reasons supporting his request.

Moorman stated that is sounded like a good strategy for office development. Moomey requested to see a map of the OS districts. Hockett shared the map and spoke about the updates effecting those areas.

There were no requests to speak against the project.

The public hearing was closed by Moomey at 9:11 p.m.

- b. CPC Resolution No. 20-46 recommending approval of an amendment to section 176.51-Table 6 of the Marion Zoning Ordinance to permit “Assisted Living Facility”, “Dwelling Upper Level” and “Nursing Homes” in the BR, Business Regional zoning district and amend 176.51-Table 8 of the Marion zoning Ordinance to permit the following dwelling types in the OS, Office Services zoning district, upper level and independent living facility.

Motion by Monroe, seconded by Seidl to approve CPC Resolution No. 20-46 recommending approval of an amendment to section 176.51-Table 6 of the Marion Zoning Ordinance to permit “Assisted Living Facility”, “Dwelling Upper Level”, “Nursing Homes” and “Grocery” and “Grocery-Neighborhood” in the BR, Business Regional zoning district and BC, Business Community zoning district and amend 176.51-Table 8 of the Marion zoning Ordinance to permit the following dwelling types in the OS, Office Services zoning district, upper level and independent living facility.

Mooney stated his concern about land near Highway 100 and Highway 13 allowing multi-family in that area. Seidl mentioned he felt the pandemic has affected some of these additional uses. He was hopeful for thoughtful future development of the area.

Roll Call:

Budde	Aye
Moorman	Aye
Moomey	Nay
Monroe	Aye
Seidl	Aye
Wiley	Aye

Motion to approve passed (5-1).

6. OTHER BUSINESS

None

7. ADJOURNMENT

- a. Motion to adjourn made by Monroe, all in favor. Adjourned at 9:18 p.m.

Respectfully Submitted,

Dale Monroe, Secretary