



AGENDA

Planning & Zoning Commission

6:00 PM - Tuesday, March 9, 2021

City Hall, 1225 6th Avenue

This meeting is being recorded. Any item listed on the agenda may be open to discussion.

NOTE: Based on COVID-19 guidance from Linn County Public Health and the State of Iowa to limit the size of groups gathering, this meeting is able to be viewed online. To watch, go to Zoom.com, select Join a Meeting, and enter the Meeting ID# 897 5475 1454. A link is also provided at www.cityofmarion.org. Audio only can be heard by calling 1-646-558-8656 and entering the same Meeting ID listed above.

Anyone who wishes to comment on an agenda item, including public hearings, may submit the question or comment to the Planning Division by 4:00 p.m. on Tuesday, March 9th via phone at 319-743-6320 or email abartlett@cityofmarion.org. Comments can also be heard during the meeting by clicking the Q&A option and entering your comment. All comments will be acknowledged during the meeting.

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CALL TO ORDER

ROLL CALL

ELECTION OF OFFICERS

CITIZEN PRESENTATIONS

DIRECTORS REPORT

REGULAR AGENDA

1. Minutes
 - a. Motion to approve February 9, 2021 minutes.
2. Demolition of a structure per Section 176.50
 - a. CPC Resolution No. 21-12 approving a request for demolition of a structure located at 847 8th Avenue per Section 176.50. (Joe Lentz) 3 - 13
[Agenda Memo - Planning & Zoning Commission - Mar 09 2021](#)
[CPC Resolution approving a request for demolition of a structure](#)
3. Mattke's First Addition Final Plat to Linn County
 - a. CPC Resolution No. 21-13 recommending approval of Mattke's First Addition Final Plat to Linn County located at 4900 Alburnett Road, Linn County, Iowa. (Integrity Custom Homes, Inc.) 14 - 17
[Agenda Memo - Planning & Zoning Commission - Mar 09 2021 -](#)
[CPC Resolution recommending approval of Mattke's First Addition Final Plat](#)
4. City Code – Ch. 176.50, Central Corridor Zoning Districts Amendments

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| a. | Public hearing regarding a request to amend Chapter 176.50, Central Corridor Zoning Districts of the Marion Code of Ordinances.
<u>Agenda Memo - Planning & Zoning Commission - Mar 09 2021 - Public hearing considering amendments to Chapter 176.50, Central Corridor Zoning</u> | 18 - 42 |
| b. | CPC Resolution No. <u>21-14</u> recommending approval of a request to amend Chapter 176.50, Central Corridor Zoning Districts.
<u>Agenda Memo - Planning & Zoning Commission - Mar 09 2021 - CPC Resolution recommending approval of a request to amend Chapter 176.50</u> | 43 |
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5. City Code – Establishing Mini-Warehouse Facilities | | |
| a. | Public hearing regarding a request to amend Chapter 176 related to the operation and design requirements for mini-warehouses within the B-R, Business Regional, M-1, Light Manufacturing and M-2, General Manufacturing zoning districts.
<u>Agenda Memo - Planning & Zoning Commission - Mar 09 2021 - Public hearing regarding a request to amend Chapter 176</u> | 44 - 50 |
| b. | CPC Resolution No. <u>21-15</u> approving a request to amend Chapter 176 related to the operation and design requirements for mini-warehouses within the B-R, Business Regional, M-1, Light Manufacturing and M-2, General Manufacturing zoning districts.
<u>Agenda Memo - Planning & Zoning Commission - Mar 09 2021 - CPC Resolution approving a request to amend Chapter 176</u> | 51 |

OTHER BUSINESS

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