



AGENDA

Planning & Zoning Commission

6:00 PM - Tuesday, April 13, 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, April 13th 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

CITIZEN PRESENTATIONS

DIRECTORS REPORT

REGULAR AGENDA

1. Minutes
 - a. Motion to approve March 9, 2021 minutes.
2. Conditional Use - Bees - Appleby
 - a. Public Hearing to consider a conditional use request by Erin Appleby pursuant to Section 176.49-9 of the Marion Code of Ordinances to permit accessory keeping of honeybees to be located at 1450 Tama Street, Marion, Iowa. 4 - 13
[Agenda Memo - Public Hearing to consider a conditional use request by Erin Appleby](#)
 - b. CPC Resolution No. 21-16 approving a conditional use request by Erin Appleby pursuant to Section 176.49-9 of the Marion Code of Ordinances to permit accessory keeping of honeybees to be located at 1450 Tama Street, Marion, Iowa. 14
[Agenda Memo - CPC Resolution approving a conditional use request by Erin Appleby](#)
3. Conditional Use - Watchman's Quarters - Garman

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| a. | Public Hearing regarding a conditional use request pursuant to Section 176.25-2B of the Marion Code of Ordinances to allow watchman living quarters in the I-1 zoning district for property located at 100 35th Street, Marion, Iowa. (NPV III, LLC)
Agenda Memo - Public Hearing regarding a conditional use request by NPV III, LLC | 15 - 23 |
| b. | CPC Resolution No. <u>21-17</u> approving a conditional use request pursuant to Section 176.25-2B of the Marion Code of Ordinances to allow watchman living quarters in the I-1 zoning district for property located at 100 35th Street, Marion, Iowa. (NPV III, LLC)
Agenda Memo - CPC Resolution approving a conditional use request by NPV III, LLC | 24 |
| 4. Final Plat - Barnes First Addition | | |
| a. | CPC Resolution No. <u>21-18</u> approving Barnes First Addition Final Plat for property located west of 35th Street and north of 5th Avenue, Marion, Iowa. (Tom Barnes)
Agenda Memo - CPC Resolution approving the Barnes 1st Addition Final Plat | 25 - 29 |
| 5. Final Site Development Plan - Rookwood Estates 3rd & 4th Additions | | |
| a. | CPC Resolution No. <u>21-19</u> approving Rookwood Estates 3rd and 4th Addition Final Site Development Plan for property east of Highway 13 and south of Fernow Road, Marion, Iowa. (Rookwood Estates, LLC)
Agenda Memo - CPC Resolution approving Rookwood Estates 3rd and 4th Addition FSDP | 30 - 45 |
| 6. Preliminary Plat - Silver Rock Estates - Integrity Custom Homes, Inc. | | |
| a. | CPC Resolution No. <u>21-20</u> approving Silver Rock Estates Preliminary Plat located west of Alburnett Road and south of Echo Hill Road, Marion, Iowa. (Integrity Custom Homes, Inc.)
Agenda Memo - CPC Resolution approving Silver Rock Estates Preliminary Plat | 46 - 49 |
| 7. City Zoning - Ward 4 | | |
| a. | Public Hearing regarding update to the Official Marion Zoning Map for property located within City Council Ward 4, which includes precincts 11, 12 13 and 14. (City of Marion)
Agenda Memo - Public Hearing regarding City Zoning for Ward 4 | 50 - 62 |
| b. | CPC Resolution No. <u>21-21</u> approving an update to the Official Marion Zoning Map for property located within City Council Ward 4, which includes precincts 11, 12 13 and 14.
Agenda Memo - CPC Resolution approving City Zoning for Ward 4 | 63 |

OTHER BUSINESS

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