



## **MINUTES**

### **Planning & Zoning Commission**

**6:00 PM - Tuesday, March 9, 2021**

City Hall, 1225 6th Avenue

---

*\*Minutes are in draft format until approved at the next meeting\**

The Planning & Zoning Commission of the City of Marion, Linn County, Iowa met on Tuesday, March 9, 2021, at 6:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

**PRESENT:** Dale Monroe, Jennifer Morris, Destiny Hastings, Seth Moomey, Matt Arenholz, and Landis Wiley

**ABSENT:** Jody Budde, Phil Seidl, and Jillissa Moorman

**STAFF PRESENT:** Ama Bartlett, Dave Hockett, Nicole Behrens, and Tom Treharne

#### **CALL TO ORDER**

Moomey called the meeting to order at 6:02 p.m.

#### **ROLL CALL**

#### **ELECTION OF OFFICERS**

Moomey asked for volunteers to fill officer positions.

Moved by Arenholz, seconded by Hastings, to nominate Moomey to stay on as Chairperson.

Approved unanimously

Moved by Moomey

to nominate Monroe to stay on as Secretary.

Approved unanimously

Moved by Monroe, seconded by Hastings, to nominate Morris as Vice Chairperson.

Approved unanimously

#### **CITIZEN PRESENTATIONS**

Randy Lucore spoke about concerns with being able to continue with non-conforming uses after damages to structures. He felt there needs to be some protection to help businesses damaged by the derecho to continue business as they have for past years.

#### **DIRECTORS REPORT**

Treharne followed up Mr. Lucore's comments with a statement about how staff is considering the current code sections, looking at how other jurisdictions are handling

similar situations, and said there may be an update to those ordinances in the coming months. He also mentioned that a Planning and Zoning Workshop is set for Monday, March 29. Treharne welcomed new Commission member Jen Morris to the group.

## **REGULAR AGENDA**

### **Minutes**

Motion to approve February 9, 2021 minutes.

Moved by Arenholz, seconded by Hastings, to approve February 9, 2021 minutes.

Approved unanimously

### **Demolition of a structure per Section 176.50**

CPC Resolution No. 21-12 approving a request for demolition of a structure located at 847 8th Avenue per Section 176.50. (Joe Lentz)

Hockett presented the staff report. He confirmed that the property is in the Central Corridor so any improvements have to be reviewed by the Commission. Hockett stated the Urban Design Committee had reviewed and they did not have any concerns. Staff recommended approval.

Moved by Monroe, seconded by Morris, to approve CPC Resolution No. 21-12. No discussion.

Approved unanimously

### **Mattke's First Addition Final Plat to Linn County**

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.)

Behrens presented the staff report. She showed how the applicant would split the current parcel and develop one of the lots. Behrens stated that the lot slated for future development would need to be annexed into the City prior to developing. Staff recommended approval.

Arenholtz asked about the traffic on Alburnett Rd and the timing on the roundabout at Echo Hill Rd. Treharne responded.

Moved by Arenholz, seconded by Wiley, to approve CPC Resolution No. 21-13. No discussion. Monroe abstained from voting.

Approved unanimously

### **City Code – Ch. 176.50, Central Corridor Zoning Districts Amendments**

Public hearing regarding a request to amend Chapter 176.50, Central Corridor Zoning Districts of the Marion Code of Ordinances.

Behrens gave the staff report. She shared a map showing the boundary of the

Central Corridor and reviewed highlights of the amendments. Commission asked questions of staff.

Moomey opened the public hearing at 6:40 p.m.

There being no comments, the public hearing was closed at 6:41 p.m.

CPC Resolution No. 21-14 recommending approval of a request to amend Chapter 176.50, Central Corridor Zoning Districts.

Moved by Wiley, seconded by Arenholz, to approve CPC Resolution 21-14. No discussion.

Approved by the following votes:

Ayes: Monroe, Morris, Hastings, Moomey, Arenholz, and Wiley

#### City Code – Establishing Mini-Warehouse Facilities

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.

Hockett reviewed the staff report, highlighting some of the major changes. Moomey asked staff for a map showing existing storage facilities. No other questions of staff.

Moomey opened the public hearing at 7:02 p.m.

Seth Green of Green Acres Storage spoke of concerns with non-conformity issues and clarification of building materials. Randy Lucore spoke of comments he sent in prior to the meeting. His concerns were for current storage facilities that would become non-conforming with the zoning code amendments, especially considering the climate-control requirements.

The public hearing was closed at 7:09 p.m.

CPC Resolution No. 21-15 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.

Moved by Monroe, seconded by Hastings, to approve CPC Resolution No. 21-15.

Hockett provided the map of current storage facilities in the City based on adopting the new code.

Approved by the following votes:

Ayes: Monroe, Morris, Hastings, Moomey, Arenholz, and Wiley

#### **OTHER BUSINESS**

None.

**ADJOURN**

Moved by Arenholz, seconded by Wiley, to adjourn at 7:18 p.m.  
Approved unanimously

---

Dale Monroe, Secretary