



MINUTES

Planning & Zoning Commission

6:00 PM - Tuesday, July 13, 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, July 13, 2021, at 6:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

PRESENT: Dale Monroe, Destiny Hastings, Seth Moomey, Phil Seidl, Jennifer Morris, and Kathryn Walsh

ABSENT: Jody Budde, Jillissa Moorman, and Landis Wiley

STAFF PRESENT: Dave Hockett and Tom Treharne

CALL TO ORDER

ROLL CALL

CITIZEN PRESENTATIONS

None.

DIRECTORS REPORT

Treharne updated the commission on progress of uptown construction as well as the east Marion subarea plan. He stated staff will work with Cedar Rapids on west side planning. Also final design process of the plaza should come in the fall.

REGULAR AGENDA

Minutes

Motion to approve June 8, 2021 minutes.

Moved by Monroe, seconded by Morris, to approve June 8, 2021 minutes.

Approved unanimously

Preliminary and Final Site Development Plans - Smoothie King

Public Hearing regarding a request for approval of a preliminary and final site development plan for Smoothie King at the northwest corner of 62nd Street and

Carlson Way.

Hockett presented the staff report covering both the preliminary and final site development plans at the same time. Moomey asked about changes to the plan since the original application. Treharne talked about the tight space and Morris asked if there could be a double order lane.

With no more questions of staff, Moomey opened the public hearing at 6:20 p.m. The applicant and developer, Brian Ridge, (740 Kacena Rd, Hiawatha) spoke in favor of the project. He expanded on staff's presentation with more details on the plan. Ridge shared the anticipated number of customers per day and peak times of business. He also spoke of plans for the sidewalks in the area. Moomey asked about the amount of traffic expected from the apartments next door. Ridge stated the entrance for the apartments would be different than the business. Moomey asked about other options for drive-thru entrances. Hastings asked if the projected customer numbers were an average of stores across the country and Ridge replied yes. More discussion occurred about entrance location and traffic flow.

There being no other comments for or against the project, Moomey closed the public hearing at 6:28 p.m.

CPC Resolution No. 21-28 recommending approval of a Preliminary Site Development Plan for Smoothie King located at the northwest corner of 62nd Street and Carlson Way, Marion, Iowa. (Ridge Development LLC)

Moved by Seidl, seconded by Monroe, to approve CPC Resolution No. 21-28 recommending approval of a Preliminary Site Development Plan for Smoothie King located at the northwest corner of 62nd Street and Carlson Way, Marion, Iowa. (Ridge Development LLC)

Monroe asked staff what would happen if the presented plan fails. Hockett said there could be tickets to drivers that block traffic and potentially citing the business for creating a public hazard. Hastings asked about approving with a condition to have a second approach with alternate signage if necessary. Seidl clarified that staff's recommended denial was based on the Smoothie King business model, not a standard from City code. Hockett confirmed that there is not a standard stacking code for restaurant drive-thrus. Treharne spoke to the communication process with all City departments that has been taken into consideration.

Moved by Seidl, seconded by Hastings to amend the motion to approve to require stacking to the drive-thru to come from the west away from 62nd Street.

Discussion regarding the motion to amend that the requirement may not be needed if traffic doesn't warrant.

Motion failed 0-6.

Motion by Monroe to amend the original motion to require that they will shift the drive-thru access to the west if a problem exists. Motion failed due to lack of a second.

There being no further discussion or amendments the original motion was approved by the following votes:

Ayes: Monroe, Seidl, Hastings, Moomey, Morris, and Walsh

CPC Resolution No. 21-29 recommending approval of a Final Site Development Plan for Smoothie King located at the northwest corner of 62nd Street and Carlson Way, Marion, Iowa.

Moved by Monroe, seconded by Seidl, to approve CPC Resolution No. 21-29 recommending approval of a Final Site Development Plan for Smoothie King located at the northwest corner of 62nd Street and Carlson Way, Marion, Iowa.

No further discussion.

Approved unanimously

OTHER BUSINESS

East Marion Subarea Plan Update.

Treharne shared the draft of the plan and updated the commission on progress. He stated that meetings have been held with stakeholders. Moomey asked about commercial development of the area. Treharne talked about the need for more diverse housing options.

ADJOURN