



# MINUTES

## Planning & Zoning Commission

6:00 PM - Tuesday, September 14, 2021

City Hall, 1225 6th Avenue

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*\*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, September 14, 2021, at 6:00 PM, at City Hall, 1225 6th Avenue, with the following members present:

PRESENT: Dale Monroe, Destiny Hastings, Seth Moomey, Jody Budde, Phil Seidl, Jillissa Moorman, and Kathryn Walsh

ABSENT: Landis Wiley and Jennifer Morris

STAFF PRESENT: Ama Bartlett, Dave Hockett, and Nicole Behrens

### CALL TO ORDER

### ROLL CALL

### CITIZEN PRESENTATIONS

None.

### DIRECTORS REPORT

Hockett gave updates on city improvement projects in the corridor. He stated that the ordinance to update the Official Marion Zoning Map for properties in Ward 4 was adopted at the last City Council meeting and updates for Wards 1 and 3 should be done by end of the year. Hockett also gave an update on the progress of hiring a new City Manager.

### REGULAR AGENDA

#### Minutes

Motion to approve August 10, 2021 minutes.

Moved by Monroe, seconded by Hastings, to approve August 10, 2021 minutes.

Approved unanimously

#### Central Corridor Review - West End

CPC Resolution 21-34 recommending approval of West End - Central Corridor Review for property located at 809 6th Avenue Marion, Iowa (Annette Perry)

Hockett reviewed the staff report. He brought forward a petition and an email sent to staff with comments from residents. These comments were forwarded to the commission for review prior to the meeting. Comments from residents were primarily concerns about street parking in the neighborhood.

Moomey opened the floor for public comment. The applicant, Annette Perry (809 6th Avenue) shared the history of their expansion into the area. Scott Stephens (631 9th Street) spoke in favor of the project, but had concerns about parking. Nick Glew, President of MEDCO spoke to ask everyone to consider the perspective on changes in the area for growth and said they were in support of this project. Doug Williams (820 5th Avenue) spoke of concerns about parking and traffic in the neighborhood. Larry Smith (4020 Deer Valley Drive) landlord for property at 815 5th Avenue, spoke of concerns about street parking. No further comments were heard.

Moved by Hastings, seconded by Seidl, to approve CPC Resolution 21-34.

Moomey stated he felt the concerns about parking were out of the control of the applicant. He asked staff what the City could do to address the situation. Hockett responded and referenced public parking nearby. Moomey asked for clarification on City Code considering parking and asked when the zoning was changed to commercial. Hockett replied to his questions. Seidl suggested some ideas about promotion of parking options for customers. Monroe asked about the number of staff that park in the area. The applicant replied. Moorman stated parking will continue to be an issue as development is completed in the uptown area and asked if parking studies will be done by the City. Behrens responded that a parking study is planned for after the central plaza is complete and businesses are back up and running for a better idea of parking needs. Moorman asked if it would include the fringe areas beyond uptown. Behrens stated that the scope of the study has not been solidified. Moomey suggested that parking may need to be addressed, but the parking should not directly affect the Commission's decision on the current request. No further discussion.

Approved unanimously

The Commission discussed a motion to staff considering a parking study. Seidl moved to ask City Council to direct staff to take into consideration parking, sidewalks and other amenities when considering future planning projects in areas transitioning from residential to commercial. Moorman seconded the motion. All approved.

#### Central Corridor Review - Uptown Snug

CPC Resolution 21-35 recommending approval of the Uptown Snug – Central Corridor Review for property located at 760 11th Street, Marion, Iowa regarding a deck addition. (Matthews Holdings, LLC)

Behrens shared the staff report. She stated that the project had already been through the Uptown Design Committee and the Historic Preservation Commission, receiving approval from both groups. There were no questions from the Commission.

Moved by Monroe, seconded by Moorman, to approve CPC Resolution 21-35.

Monroe asked if there were any concerns about drainage off the deck. Behrens responded that it had been discussed at the Uptown Design Committee and

there was not a concern. No further discussion.  
Approved unanimously

#### Preliminary and Final Site Development Plans – Multi-Tenant Building

Public hearing regarding a request for approval of a preliminary and final site development plan for a multi-tenant building located west of 62nd Street and south of Carlson Way.

CPC Resolution 21-36 recommending approval of a request for a preliminary site development plan for a multi-tenant building located west of 62nd Street and south of Carlson Way.

Behrens reviewed the staff report covering both the preliminary and final site developments plans. Moorman asked if the drive-thru plan would come back to the Commission when the tenant is determined. Behrens stated that the drive-thru is a permitted use in that zoning district and would not require a conditional use resulting in another review.

Chairperson Moomey opened the public hearing at 7:33 p.m.

The applicant, Brian Ridge, spoke in favor. No other comments for or against the project.

Moomey closed the public hearing at 7:35 p.m.

Moved by Monroe, seconded by Walsh, to approve CPC Resolution 21-36.

Walsh confirmed the stacking for the drive-thru could affect the parking area, but not the street. Moomey agreed. No further discussion.

Approved by the following votes:

Ayes: Monroe, Walsh, Hastings, Moomey, Budde, Seidl, and Moorman

CPC Resolution 21-37 recommending approval of a request for a final site development plan for a multi-tenant building located west of 62nd Street and south of Carlson Way.

Moved by Walsh, seconded by Moorman, to approve CPC Resolution 21-37.

No further discussion.

Approved by the following votes:

Ayes: Moorman, Walsh, Monroe, Hastings, Moomey, Budde, and Seidl

#### **OTHER BUSINESS**

None.

#### **ADJOURN**

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Dale Monroe, Secretary

