



MINUTES

Planning & Zoning Commission

6:00 PM - Tuesday, November 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, November 9, 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, Landis Wiley, Jennifer Morris, and Kathryn Walsh

ABSENT: Jody Budde and Jillissa Moorman

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

CALL TO ORDER

ROLL CALL

CITIZEN PRESENTATIONS

In an effort to conduct this meeting in a similar manner as City Council meetings, all comments for any agenda item that does not include a public hearing will be heard at this time.

Ghassan Halloush (5099 Elderton Drive) spoke in favor of the two final plat requests. He provided answers to questions that had been brought to him by the neighbors of the proposed Ibrahim 1st Addition Final Plat. Alan Hellmann (2100 Winslow Court), Liane Kroemer (1968 Winslow Court) and Josh Rich (1832 Winslow Court) all spoke of concerns about drainage and covenants with the Ibrahim 1st Addition Final Plat. Doug Williams (820 5th Avenue) spoke against the expansion of stores for West End and had concerns about the parking situation. Amy Gharib, representative for Sweet Cheesecake, spoke in support of the project stating the surrounding property owners are also in support. Annette Perry, owner of West End Diner, spoke of the revisions they had made since their previous request and stated that the additional parking was more than code required for the addition of two shops.

DIRECTORS REPORT

Hockett spoke to moving the order of this meeting to match the process of City Council meetings where citizen comments are heard at the beginning of the meeting. He stated the

Commission could ask applicants back up to answer questions during the meeting. Hockett also shared an update on the 7th Avenue progress.

REGULAR AGENDA

Minutes

Motion to approve October 12, 2021 minutes.

Moved by Seidl, seconded by Wiley, to approve October 12, 2021 minutes.

Monroe abstained as he was not in attendance at the October meeting.

Approved unanimously

Final Plat - Hunters Field 12th Addition

CPC Resolution No. 21-42 recommending approval of Hunters Field 12th Addition Final Plat for property located at 5003 Elderton Drive Marion, Iowa. (Frazier Homes, LLC)

Hockett reviewed the staff report and stated staff was in support of the request.
No questions of staff.

Moved by Wiley, seconded by Hastings, to approve CPC Resolution No. 21-42.

No further discussion.

Approved unanimously

Final Plat - Ibrahims First Addition

CPC Resolution No. 21-43 recommending approval of Ibrahim 1st Addition Final Plat for property located at 1710 Winslow Court, Marion, Iowa. (Mohamed and Nicole Ibrahim)

Hockett shared the staff report and addressed some of the citizen comments. He stated the City is not a party to the covenants and cannot make staff recommendations based on a private agreement between property owners. He also stated the driveway off Winslow Road was approved by City Council. Hockett confirmed the request met all subdivision regulations and zoning requirements so staff recommended approval. No additional questions from the Commission.

Moved by Seidl, seconded by Monroe, to approve CPC Resolution No. 21-43.

Seidl commented that as long as the lot complies with all City requirements the City cannot legally get involved with concerns about the covenants. Moomey agreed. No further discussion.

Approved unanimously

Central Corridor Review - West End

CPC Resolution No. 21-44 recommending approval of West End - Central Corridor Review for property located at 809 6th Avenue Marion, Iowa (Annette Perry)

Hockett presented the revised request, stating the previous request did not go to Council. He shared findings of staff that had observed parking on various days and noted some public parking that was not being utilized. Moomey requested details about where the public parking lots are located. Morris asked about signage for public lots.

Moved by Wiley, seconded by Morris, to approve CPC Resolution No. 21-44.

Monroe asked about tents adding to the parking requirements. Hockett stated the parking code doesn't cover special events. The Commission continued to discuss the parking issues in the area. Moomey stated he felt the proposed plan was an improvement. Monroe asked if Fire had reviewed the plan, staff stated yes and that they did approve. Wiley asked if the commission could have an update on future parking plans. Behrens stated a parking study will be done when construction on 7th Avenue Streetscape and the library is finished.

Approved unanimously

Moved by Seidl, seconded by Monroe, that the previous motion be amended to establish a recommendation for parking regulation in this district, including the central corridor, which provides for reasonable and accommodating parking for customers and residents in the area.

The Commission discussed how parking needs should match the zoning of the area. Behrens stated the past zoning did not regulate parking for the West End property when originally created, but new zoning does regulate parking requirements going forward. The Commission continued discussion about the process of planning for future development.

Approved by the following votes:

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

Central Corridor Review - Sweet Cheesecake

CPC Resolution No. 21-45 recommending approval of the Sweet Cheesecake – Central Corridor Review for property located at 1360 7th Avenue, Marion, Iowa.

Behrens shared the staff report. She stated that staff was recommending approval as the improvements met the intent of the district to be more pedestrian oriented. No questions of staff.

Moved by Walsh, seconded by Monroe, to approve CPC Resolution No. 21-45. Commission asked about parking and staff said a preliminary site development plan would be brought to the Commission for review.

Approved unanimously

OTHER BUSINESS

Drive-thrus and Non-Conforming Uses

Hockett stated this would be addressed at a future meeting.

ADJOURN

Meeting adjourned at 7:20 p.m.

Dale Monroe, Secretary