



AGENDA

Planning & Zoning Commission

6:00 PM - Tuesday, December 14, 2021

City Hall, 1225 6th Avenue

This meeting is being recorded. Any item listed on the agenda may be open to discussion.

NOTE: This meeting will be in-person. Those who wish to comment must either attend the meeting or submit the comment to the Planning Division by 4:00 p.m. on Tuesday, December 14, 2021 via phone at 319-743-6320 or email abartlett@cityofmarion.org.

Page

CALL TO ORDER

ROLL CALL

DIRECTORS REPORT

PUBLIC FORUM

This section is for comments from the public on topics listed on the agenda not associated with a public hearing.

REGULAR AGENDA

1. Minutes
 - a. Motion to approve November 9, 2021 minutes.
2. Conditional Use - Accessory Structure over 900sqft - 4200 Munier Rd
 - a. Public hearing regarding a conditional use requested pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet for property located at 4200 Munier Road, Marion, Iowa. (John and Deborah Hennessey) 3 - 10
[Agenda Memo - AM-21-1624 - Pdf](#)
 - b. CPC Resolution 21-46 approving a conditional use pursuant to Section 176.32-2B of the Marion Code of Ordinances to permit a detached structure to exceed 900 square feet located at 4200 Munier Road, Marion, Iowa. (John and Deborah Hennessey) 11
[Agenda Memo - AM-21-1623 - Pdf](#)
3. Comprehensive Plan Amendment and Rezoning - Boulevard Apartments
 - a. Public hearing regarding a request to amend the Future Land Use Map of the Marion Comprehensive Plan and regarding a request to rezone property located north of Twix Town Road and west of Marion Boulevard. 12 - 25
[Agenda Memo - AM-21-1555 - Pdf](#)

- b. CPC Resolution 21-47 recommending approval of an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Corridor Commercial to Multi-Family Residential for property located north of Twixt Town Road and west of Marion Boulevard. (Talon, LLC) 26
[Agenda Memo - AM-21-1556 - Pdf](#)
- c. CPC Resolution 21-48 recommending approval of a rezoning request from C-3, General Commercial and R-6, High Density Multi-Family Residential to PUD, Planned Unit Development for property located north of Twixt Town Road and west of Marion Boulevard. (Talon, LLC) 27
[Agenda Memo - AM-21-1557 - Pdf](#)

OTHER BUSINESS

- a. Parks Update - Seth Staashelm

ADJOURN