



MINUTES PLANNING AND ZONING COMMISSION December 9, 2014

1. CALL TO ORDER.

Chairperson Bell called the regular monthly meeting of the Marion Planning & Zoning Commission to order at 6:01.

2. ROLL CALL.

Members Present: Bell, Golden, Seidl, Gadelha, Moorman, Pelly,
Murphy, Budde and Mooney

Members Absent: None

Staff Present: Treharne, Hockett, Andresen

3. MINUTES.

- a. Planning and Zoning - November 12, 2014
- b. Zoning Board of Adjustment – November 18, 2014
- c. City Council – November 6 & 20, 2014

Motion by Mooney and seconded by Seidl to approve the minutes from the November 12, 2014 Planning & Zoning Commission.

All "ayes" motion approved.

4. CITIZEN PRESENTATIONS.

No citizen presentations were presented.

5. DIRECTOR'S REPORT.

Treharne updated the Commission on the Blue Zone initiative regarding urban agriculture and complete streets to address all users as well as other healthy zoning initiatives.

6. THE COMMONS AT ENGLISH GLEN 3RD ADDITION.

- a. CPC Resolution No. 14-32 recommending approval of The Commons at English Glen Third Addition Final Site Development Plan for property located east of 35th Street and north of 29th Avenue (Robson Homes, Inc). Tabled on November, 12, 2014. Case # 14-31.

Hockett presented the staff report regarding the proposed final site development plan that was tabled at the November 12, 2014 meeting to allow the developer an opportunity to address concerns and provide additional information.

Hockett pointed out that the original plan had two duplex units, the proposed plan has removed the two duplex and converted them to a single four-plex, but the number of units has not changed from 40. The architectural units has changed to reduce the number of the side load garages and has mixed in front load on several units. The other change was the front door being placed on the side of the buildings effectively removing it from the street frontage.

Hockett presented the revised building rendering prepared by Joe Nelson prepared for the applicant.

Gadelha, inquired about where else this building had been constructed and inquired about the mix of material on the building plans.

Hockett said it had been built throughout the second phase and along Quail Trail on the first phase.

Pelly expressed concerns that the second phase had not met the ordinances and was curious to where that was at.

Hockett indicated that staff has been working with the applicant and his representation on how to resolve the issues with the second phase.

Todd Happel, Anderson Bogart Engineering representing the applicant as the project manager. He indicated that Mr. Robson was not available due to a family matter.

Jacob Hahn, Anderson Bogart Engineering representing the applicant indicated that two different structures are proposed for the site with various garage orientations through the phase. Some of the units are different as they sell better than the larger unit.

Pelley indicated that the second phase is not in conformance with the approved plan and now the second phase is proposed not in conformance in regards to the side-load garage specifically along English Glen and asked for clarification of what buildings were being constructed where.

Hahn had indicated they have proposed the units that fit the land remaining as the larger units crowd other units with the driveway and wanted to avoid that.

Joe Nelson, ProBuild, representing the applicant indicated the larger unit would back up along 29th Avenue and are the same as the units constructed on Quail Trail to the north.

Treharne shared the buildings constructed in phase two that are proposed four units in phase three that have the flat rear facade.

Golden indicated that she would like to see some aesthetic look and cohesiveness through the development.

Moorman concerned that a lot of architectural detail is missing on the buildings with the flat back and would like to see more done.

Joe Nelson indicated that they have been working on that with additional shutters, band board, additional gables to break up the backside of the building.

There were no further public comments

Pelley indicated he was disappointed that the applicant has refused to show up and address the concerns that were expressed at the previous meeting. Pelley was concerned that what is decided tonight won't be held to by the applicant.

Golden was concerned that we have a mix of styles and buildings that appear to be thrown together with little thought to the entire neighborhood.

Gadelha appreciated some of the efforts made since the previous meeting but the proposal still falls short of what should be expected for developments in the community.

Mooney was upset that Mr. Robson has not made efforts to appear before the commission and stand behind the project. Concerned that the developer needs to firm up the plans of what he wants and what the City needs in this phase. The engineers representing the applicant can't commit to any of the concerns that the Commission has expressed over the past two months.

Motion by Pelley, seconded by Gadelha to recommend denial CPC Resolution No. 14-32 of the final site development.

Seidl felt that they should table the request to allow the applicant to address concerns rather than forward to Council.

Gadelha did not think it would matter as that the last two meetings were talking about this development.

Pelley did not feel that anything would change at a January meeting and feel that a recommendation to the City Council is the only way to go and that the second addition is not done and they are seeking the next phase.

Hockett indicated that the permits were placed on hold for two buildings that had not begun construction to allow the applicant an opportunity to address those concerns.

Mooney inquired how the mayor felt about the chance of the development.

Snooks Bouska, felt that the Council takes the weight of the Commission's recommendation very seriously.

Bell asked for roll call vote.

Roll Call	
Bell-	Aye
Gadelha-	Aye
Golden-	Aye
Mooney-	Aye
Moorman-	Aye
Murphy-	Aye
Seidl-	Aye
Pelly-	Aye
Budde-	Aye

Motion to recommend denial of CPC Resolution 14-32 was approved (9-0).

7. KRIEGEL FIRST ADDITION TO LINN COUNTY

- a. CPC Resolution No. 14-35 recommending approval of Kriegel First Addition Final Plat to (Linn County) for property located east of Highway 13 and north of Prairie Chapel Road (Brandon and Brook Kriegel). Case # 14-32

Hockett provided a staff report regarding the proposed final plat and indicated staff is supportive of the final plat as submitted subject to the standard Memorandum of Agreement regarding annexation and sanitary sewer.

Motion by Golden, seconded by Budde to recommend approval of CPC Resolution No. 14-35

Roll Call	
Bell-	Aye
Gadelha-	Aye
Golden-	Aye
Mooney-	Aye
Moorman-	Aye
Murphy-	Aye
Seidl-	Aye
Pelly-	Aye
Budde	Aye

All "ayes" motion carried.

8. ZONING CODE UPDATE.

- a. Discussion regarding Agricultural, Commercial, and Residential Zoning Districts.

Treharne indicated a great amount of work has been done on the zoning districts; however, he is not prepared to present them tonight.

9. OTHER BUSINESS.

- a. Discussion regarding the hours of operation along Tower Terrace Road between Alburnett Road and 10th Street.

Treharne indicated a request will likely be coming forward to address the hours of operation along Tower Terrace at the next meeting.

10. ADJOURN.

There being no further business the meeting of the Planning & Zoning Commission was adjourned at 7:32PM.

Respectfully Submitted

Tim Mooney