

MINUTES
Planning and Zoning Commission
March 10, 2015

1. CALL TO ORDER.

The regular monthly meeting was called to order by Chair Bell at 6:00pm.

2. ROLL CALL.

Members Present:	Bell, Budde, Seidl, Gadelha, Murphy, Moorman
Members Absent:	Pelley, Mooney, Golden,
Staff Present:	Treharne, Hockett, Billings, Andresen

3. MINUTES.

- a. Planning and Zoning - February 10, 2015
- b. Zoning Board of Adjustment – none
- c. City Council – February 5 & 19, 2015

Motion by Seidl, seconded by Moorman to approve the minutes of the February 10, 2015 Planning and Zoning Commission meeting.

All “Ayes”, motion passed.

4. CITIZEN PRESENTATIONS.

None.

5. DIRECTOR’S REPORT.

Treharne informed the Commission on the Art in the Alleys projects that the City is able to do because of an ArtPlace America grant. He noted the project will include hardscaping as well as incorporating art into the alleys to make them into a gathering place.

The City will also be submitting an Iowa Reinvestment District grant to the State to compete for funds that will go towards a number of significant projects along the central corridor and in the Uptown. He then displayed a number of renderings that represent the potential development along the corridor.

He went on to explain that the City has started the design process and has held open houses regarding the development of Tower Terrace Road between Alburnett Road and C Avenue. Gadelha noted that she would like to be informed of future open houses.

6. MARION AIRPORT PROJECT.

- a. Public hearing regarding a request to amend the Future Land Use Map of the Marion Comprehensive Plan for property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road) from Business Park/Office to Light Industrial.

Bell opened the public hearing at 6:26 p.m.

Hockett presented the staff report and familiarized the Commission with the location of the property and nature of the request.

Jeff Whitter, with Genesis Equities, addressed the Commission and provided a brief overview of how this project came to be and the reasons why they are asking for approval.

Nick Glew, President of MEDCO and MEDCO Holding Company, addressed the Commission and noted that they have been working with the developer to further the airport development as it relates to economic development for Marion.

Nathan Caraway, owner of adjacent property to the east, addressed the Commission to inform them that he felt he would be the only person potentially adversely affected by the project, yet he fully supported the project.

With no further comment, Bell closed the public hearing at 6:45 p.m.

- b. CPC Resolution No. 15-05 recommending approval of a request to amend the Future Land Use Map of the Marion Comprehensive Plan for property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road) from Business Park/Office to Light Industrial (Janice Walton, owner). Case #15-01LU

Motion by Seidl, seconded by Gadelha to approve CPC Resolution No. 15-05 recommending approval of a request to amend the Future Land Use Map of the Marion Comprehensive Plan for property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road) from Business Park/Office to Light Industrial.

Roll Call:

Bell	Aye
Budde	Aye
Gadelha	Aye
Moorman	Aye
Murphy	Aye
Seidl	Aye

- c. Public hearing reading a request to zone property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road) to A-1, Rural Restricted and I-1, Restricted Industrial.

Bell opened the public hearing at 6:47 p.m.

With no comment, Bell closed the public hearing at 6:48 p.m.

- d. CPC Resolution No. 15-06 recommending approval of request to zone property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road) to A-1, Rural Restricted and I-1, Restricted Industrial (Genesis Equities, LLC, applicant). Case #15-01R

Motion by Gadelha, seconded by Budde to approve CPC Resolution No. 15-06 recommending approval of request to zone property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road) to A-1, Rural Restricted and I-1, Restricted Industrial.

Roll Call:

Bell	Aye
Budde	Aye
Gadelha	Aye
Moorman	Aye
Murphy	Aye
Seidl	Aye

- e. CPC Resolution No. 15-07 recommending approval of Marion Airport First Addition Preliminary Plat for property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road) (Genesis Equities, LLC, applicant). Case #15-03

Motion by Budde, seconded by Moorman to approve CPC Resolution No. 15-07 recommending approval of Marion Airport First Addition Preliminary Plat for property located east of Partners Avenue and south of Marion Airport Road (1660 and 1710 Marion Airport Road).

Roll Call:

Bell	Aye
Budde	Aye
Gadelha	Aye
Moorman	Aye
Murphy	Aye
Seidl	Aye

7. MIDWEST DEVELOPMENT PLAT.

- a. CPC Resolution No. 15-08 recommending approval of Prairie Trail Addition Preliminary Plat for property located south of Echo Hill Road and west of Alburnett Road (Midwest Development Co, applicant). Case #15-02

Billings presented the staff report and gave the Commission a brief history of the property.

Kyle Skogman, president of Midwest Development Company, addressed the Commission and offered to answer any questions.

Gadelha asked if the road would be constructed all at one time, or if the road would be constructed as the phases are platted. Mr. Skogman replied that the road would be installed in phases.

David Carver, of 2192 Dawn Drive, addressed the Commission with stormwater concerns and the potential increase of stormwater from development. Andresen replied that the developer will be constructing detention basins on site and the City has preliminary plans to develop a regional detention area to the northwest of his property, hoping to alleviate the situation.

Ralph Clendenin, or 435 Oak Park Circle, addressed the Commission wanting to know at what point turn lanes would be installed for the subdivisions on either side of the road. Andresen noted that the amount of traffic anticipated to be created from these two subdivisions, is not large enough to warrant turn lanes, but the residents could submit a request to the City Council to have a study conducted. Andresen went on to explain that, if requested, a study could be done and a recommendation would come from the Transportation Advisory Committee.

Motion by Budde, seconded by Bell to approve CPC Resolution No. 15-08 recommending approval of Prairie Trail Addition Preliminary Plat for property located south of Echo Hill Road and west of Alburnett Road (Midwest Development Co, applicant).

Roll Call:

Bell	Aye
Budde	Aye
Gadelha	Aye
Moorman	Aye
Murphy	Aye
Seidl	Aye

8. MOONEY-ENGLE ZONING.

- a. Public hearing reading a request to zone property located north of Echo Hill Road and west of Alburnett Road to R-2, Medium Density Single-Family Residential.

Hockett presented the staff report and explained the proposed zoning designation to the Commission.

Bell opened the public hearing at 7:04 p.m.

Tim Mooney, owner of Mooney-Engle Land Company, and offered to answer any questions from the Commission.

With no further public comment, Bell closed the public hearing at 7:05 p.m.

- b. CPC Resolution No. 15-09 recommending approval of request to zone property located north of Echo Hill Road and west of Alburnett Road to R-2, Medium Density Single-Family Residential (Mooney-Engle Land Co.) Case #14-07R.

Motion by Moorman, seconded by Gadelha to approve CPC Resolution No. 15-09 recommending approval of request to zone property located north of

Echo Hill Road and west of Alburnett Road to R-2, Medium Density Single-Family Residential (Mooney-Engle Land Co.).

Roll Call:

Bell	Aye
Budde	Aye
Gadelha	Aye
Moorman	Aye
Murphy	Aye
Seidl	Aye

9. CITY INITIATED ZONING.

- a. Public hearing reading a request to zone properties located on either side of Echo Hill Road west of Alburnett Road and south of Echo Hill Road east of Alburnett Road to A-1, Rural Restricted and R-1, Low Density Single-Family Residential.

Hockett presented the staff report and explained the rationale for the proposed zoning district designation.

Gadelha asked if the agricultural zoning would allow for a trail to be extended north from the Prairie Trail subdivision. Hockett noted that it could if the City had enough right-of-way and the need for connection, but he noted that is typically done with approval of a subdivision.

Bell opened the public hearing at 7:19 p.m.

Ralph Clendenin, of 435 Oak Park Circle, asked at what point Smithland Drive would be connected to Oak Park Circle. Andresen replied that he did not see that connection happening any time soon as Smithland does not meet current roadway standards. Treharne added that when Oak Park Circle was installed, it was intended to be connected. Mr. Clendenin then asked when the neighbors would know the City's full commitment to extending that road. Andresen replied that when the stub was installed as part of his subdivision, it was the identification to the neighborhood that the road would someday be connected north.

Mr. Clendenin then asked what benefit the Oak Park neighborhood would have from Smithland being connected. Treharne replied that it would allow for a connected network. Andresen added that the second access to the neighborhood allows for better emergency response and access.

David Carver, of 2195 Dawn Drive, addressed the Commission and asked if the property being zoned to agricultural would still stay in agricultural production. Bell responded that it would.

With no further public comment, Bell closed the public hearing at 7:26 p.m.

- b. CPC Resolution No. 15-10 recommending approval of request to zone properties located on either side of Echo Hill Road west of Alburnett Road and south of Echo Hill Road east of Alburnett Road to A-1, Rural Restricted and R-1, Low Density Single-Family Residential. (City Initiated) Case #15-03R.

Motion by Seidl, seconded by Gadelha to approve CPC Resolution No. 15-10 recommending approval of request to zone properties located on either side of Echo Hill Road west of Alburnett Road and south of Echo Hill Road east of Alburnett Road to A-1, Rural Restricted and R-1, Low Density Single-Family Residential.

Roll Call:

Bell	Aye
Budde	Aye
Gadelha	Aye
Moorman	Aye
Murphy	Aye
Seidl	Aye

10. ZONING CODE UPDATE.

None. Treharne noted that he would like to have additional meetings in the future to discuss the zoning code (April 7th was informally agreed upon).

11. OTHER BUSINESS.

Treharne noted that the City is contracting the services of Confluence to develop design standards for residential and commercial developments. Treharne noted that he would like two members of the Planning and Zoning Commission to sit on that steering committee.

12. ADJOURN.

There being no further business to come before the Commission, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Jody Budde, Secretary