



PLAN ZONING COMMISSION

Notice of Regular Meeting
Thursday, July 18, 2019 at 5:00 PM
10 W. State Street - Council Chambers

1. Call To Order & Roll Call
Bloomquist
Boston
Brodin
Buzbee
Eilers
Valbracht
Wittkop
2. Initial Review And Discussion On Zoning Ordinance Amendment Related To Special Uses
In The RC, Regional Commercial District
Motion to direct staff on proposed amendment language and to set a public hearing for
Thursday, August 15, 2019.

Documents:

[071819_PZ_MEMO_RC_USES.PDF](#)
[071819_RC AMENDMENT APPLICATION_U-HAUL.PDF](#)
[071819_RC AMENDMENT APPLICATION_U-HAUL SITE PLAN.PDF](#)

3. Initial Review And Discussion On Zoning Ordinance Amendment Related To Special Uses
In The M-2, Heavy Industry District
Motion to direct staff on proposed amendment language and to set a public
hearing for Thursday, August 15, 2019.

Documents:

[071819_PZ_MEMO_M2_USES.PDF](#)
[071819_M2 AMENDMENT APPLICATION_PARKS OF IOWA.PDF](#)

4. Initial Review And Discussion On Rezoning Of 2821 E Main Street To M-2, Heavy Industry
District
Motion to set public hearing for Thursday, August 15, 2019.

Documents:

[071819_PZ_MEMO_M2_REZONE.PDF](#)
[071819_REZONING_2821 E MAIN ST_PARKS OF IOWA.PDF](#)

2019 Proposed Meeting Schedule

8/15/19 9/12/19 10/10/19 11/14/19 12/12/19

MARSHALLTOWN

IOWA

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director 

DATE: July 18, 2019 – Meeting Date

Ordinance Amendment Request:

FROM: AMERCO Real Estate Company (U-HAUL)

SUBJECT: Regional Commercial Allowable Special Use Amendment

A Zoning Ordinance Change application has been submitted to amend the table of permitted uses for the RC, Regional Commercial District that affects the Meadow Lane Mall location and Marshall Town Center location. The request made by AMERCO Real Estate Company (U-Haul) is to add a Special Use to the district.

The formatting and specific placement of an amendment is subject to legal review. The purpose of the outline below is to determine what conditions should be clearly defined as part of the ordinance if amended. This will ensure that applicants understand the expectations, and the Plan Zoning Commission and Board of Adjustment have clearly identified criteria to consider as part of their review. An example may be to include a required landscaping plan as criteria and then the Commission/Board can evaluate the plan to ensure that what is included benefits the neighborhood.

The proposed amendment to 156.430 would be as follows:

SECTOR		USE	CODE	RC
53	Real Estate	Lessors of mini-warehouses and self-storage units	53113	S

The following conditions are required with a Special Use permit for Lessors of mini-warehouses and self-storage units in the RC District.

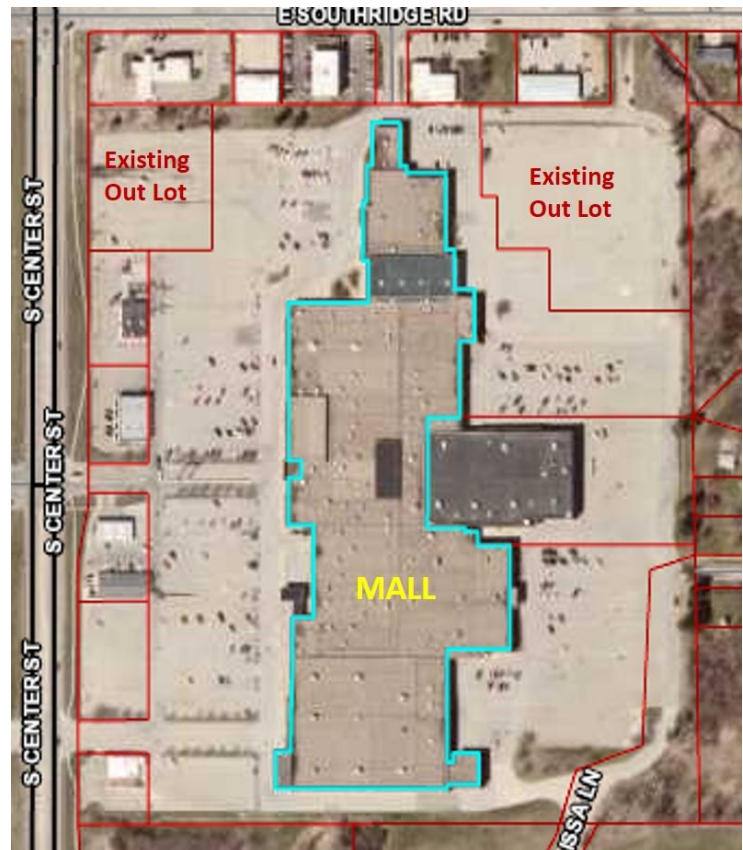
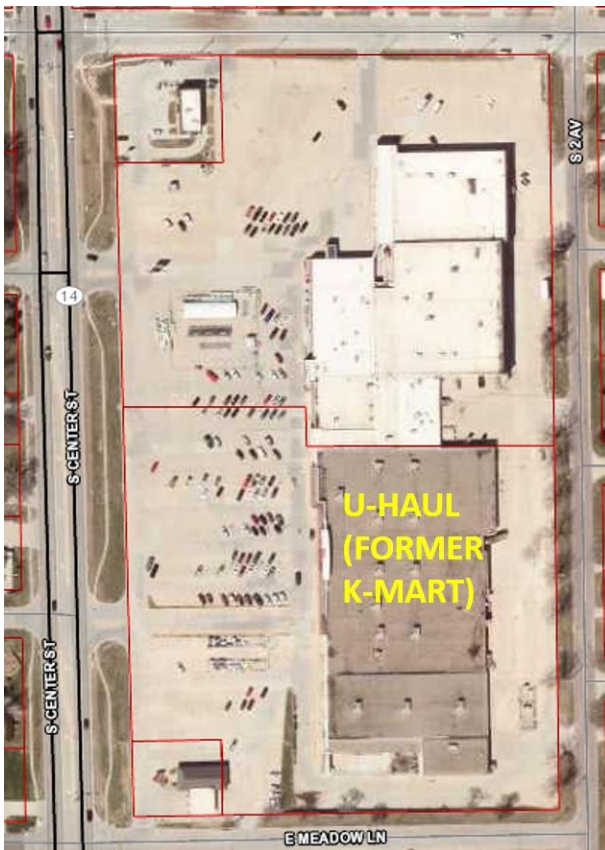
(A) (see conditions discussion points)

Possible conditions to discuss and include in the ordinance to apply to all applicable special use applications in the district.

- ☐ Is it a requirement to also have interior storage facilities
- ☐ Number of buildings allowed
- ☐ Number of units allowed
- ☐ Size of buildings (square footage, height)
- ☐ Location of buildings on the site
- ☐ Exterior finish of building (% masonry, metal siding, stucco, EFIS, etc.)
- ☐ Orientation of building (garage doors facing the street)
- ☐ Lighting
- ☐ Fencing (yes/no/type)
- ☐ Security
- ☐ Signage
- ☐ Landscaping/screening/buffering
- ☐ Others...

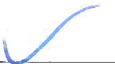
Items that would **not** be included would address Building and Fire code compliance. Any new building would have to meet the 2015 IBC and IFC, which would include items like permanent foundation, possible sprinkler or firewalls depending on size of structure and proximity to other buildings. Building & Fire Code compliance is not negotiable or subject to a Variance.

Their application is attached, along with a proposed site plan. It is important to note that at this stage the specific plan for U-HAUL is not under review for approval. Consideration should be evaluated for any potential development which may meet the described condition. We have two locations currently zoned RC. The following shows their current site layout.



Recommendation: This is the initial discussion on this amendment. Staff is looking for direction related to the drafting of the amendment (what conditions if any to include) along with a motion to set a public hearing at a Plan Zoning Commission meeting for Thursday, August 15, 2019.

Following a public hearing, the Commission may make a recommendation to the City Council. An ordinance change requires three readings and a public hearing at the Council level.

Date Submitted & Fee Paid: 

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

36 North Center Street, Marshalltown, IA 50158

Ph: 641-754-5756 Fax: 641-754-5742

www.ci.marshalltown.ia.us

Zoning Ordinance Change Application Packet

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete. In addition, other information may be requested at the required public meetings.



Application fee. A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.



Description of Ordinance Change. Please attach a sheet of paper explaining in detail why you are seeking an ordinance change. Information should include how proposed changes would affect other properties.

Please type or print legibly in ink.

Requester's Name:

AMERCO Real Estate Company- Holly Reading/ Randy Dickson

Mailing Address:

2727 N Central Ave. Suite 500, Phoenix, AZ 85004

Phone:

602-263-6649

Email:

holly_reading@uhaul.com

Current Zoning Classification of Property in Question (if related to ordinance change) :

RC- Regional Commercial

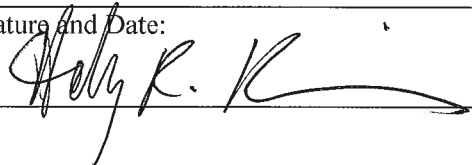
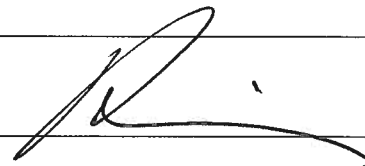
Current Use (if related to ordinance change):

U-Haul Moving and Storage Store

Proposed Use (if related to ordinance change):

U-Haul Truck and Trailer Sharing, Self-Storage, Sustainable Drive Up Self-Storage and related retail sales.

Signature and Date:

 6/10/19 

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: holly_reading@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this narrative for the opportunity to receive the City of Marshalltown's participation and counseling in regard to a text amendment for the property located at 1720 S Center St. Marshalltown, IA. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 6.08-acre property is located at 1720 S Center St. The property is currently zoned RC- Regional Commercial. U-Haul filed a text amendment to allow for self-storage in the RC Zone. The Text Amendment was approved on April 8th, 2019 to allow for "Personal storage rental spaces, which are accessed from the interior of a building."

U-Haul proposing to apply for a text amendment to allow for U-Haul Sustainable Drive Up Self-Storage to be permitted with a Special Use Permit in the RC zone. Adding U-Haul Sustainable Drive Up Self-Storage to be permitted with a Special Use Permit will give city the authority to impose standards for this use.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

U-Haul stores offer a number of goods and services to our customer and a variety of storage options. One of these options are Sustainable Drive Up Self-Storage, which service both the consumer and U-Haul.

- U-Haul Sustainable Drive Up Self-Storage serve the small percentage of customers who access larger items on a more regular basis. These units are designed with convenience in mind which allow the customer to drive up next to their storage room and unload their larger and/or bulky items with ease.

- Sustainable Drive Up Self-Storage allows the customer to utilize their storage unit like a home garage, which isn't available at their place of residence. This allows the customer to store household items that don't necessarily fit the need for indoor climate controlled self-storage, while still abiding U-Haul's policy on allowable stored items.
- U-Haul is activating an existing vacant building that is usually setback from the road 50+ feet. By adding the Sustainable Drive Up Self-Storage to this previously underutilized property, it helps illustrate our presence to the drive-by customer that the building is no longer vacant.
- Adding Sustainable Drive Up Self-Storage allows for the consumer to have more options and storing their good and are an essential component to the U-Haul store.
- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage and exterior drive up storage. Interior storage room access provides the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies

which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

U-Haul looks forward to working with the City of Marshalltown as you consider the Text Amendment we are currently proposing.

Sincerely,

Holly Reading Keilman
AMERCO Real Estate - Planner

MARSHALLTOWN

— I O W A —

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

36 North Center Street, Marshalltown, IA 50158

Ph: 641-754-5756 Fax: 641-754-5742

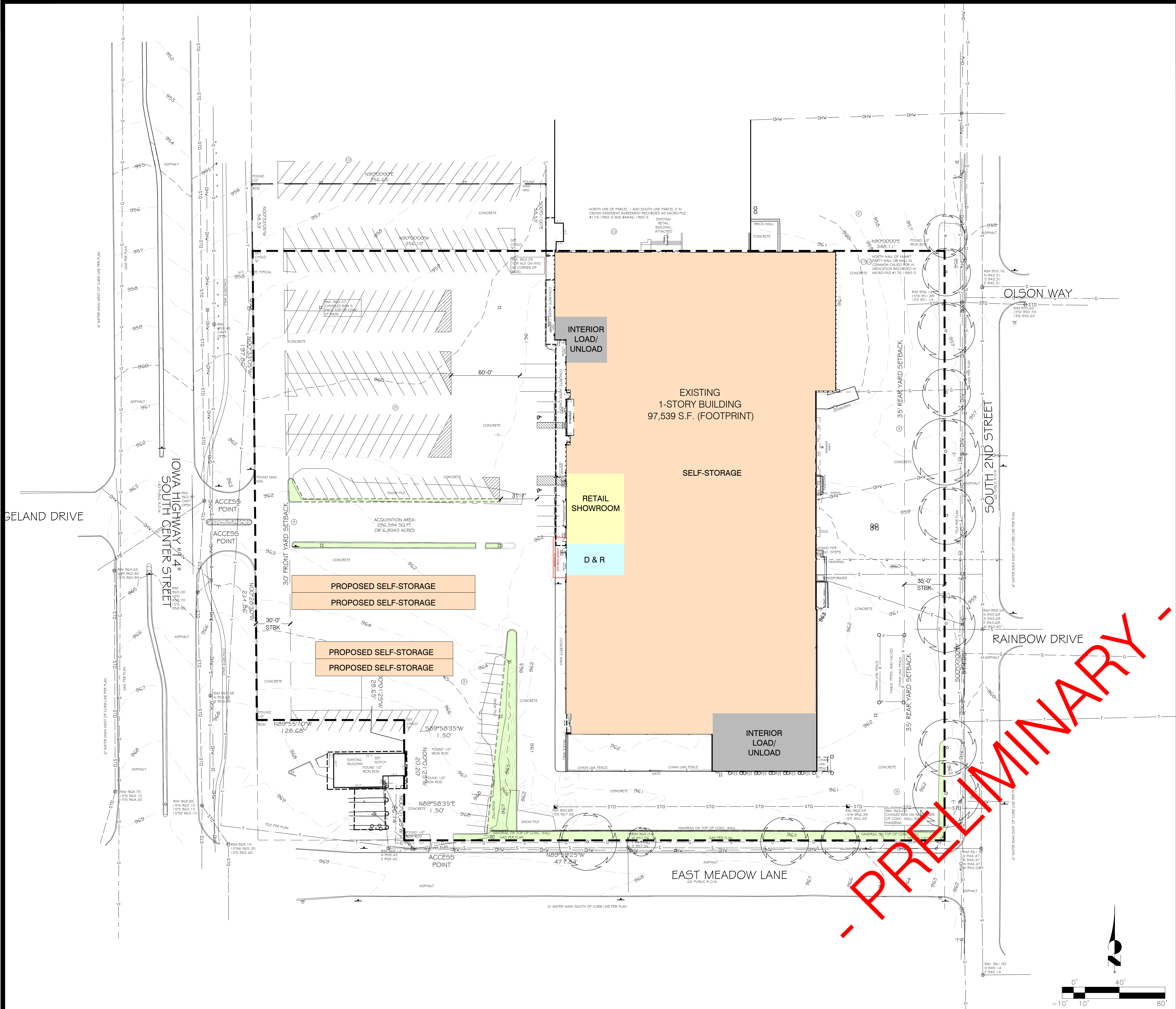
www.marshalltown-ia.gov

Zoning Ordinance Change Application Packet

Application: Applications will not be accepted unless complete. All required items must be submitted with the application. Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

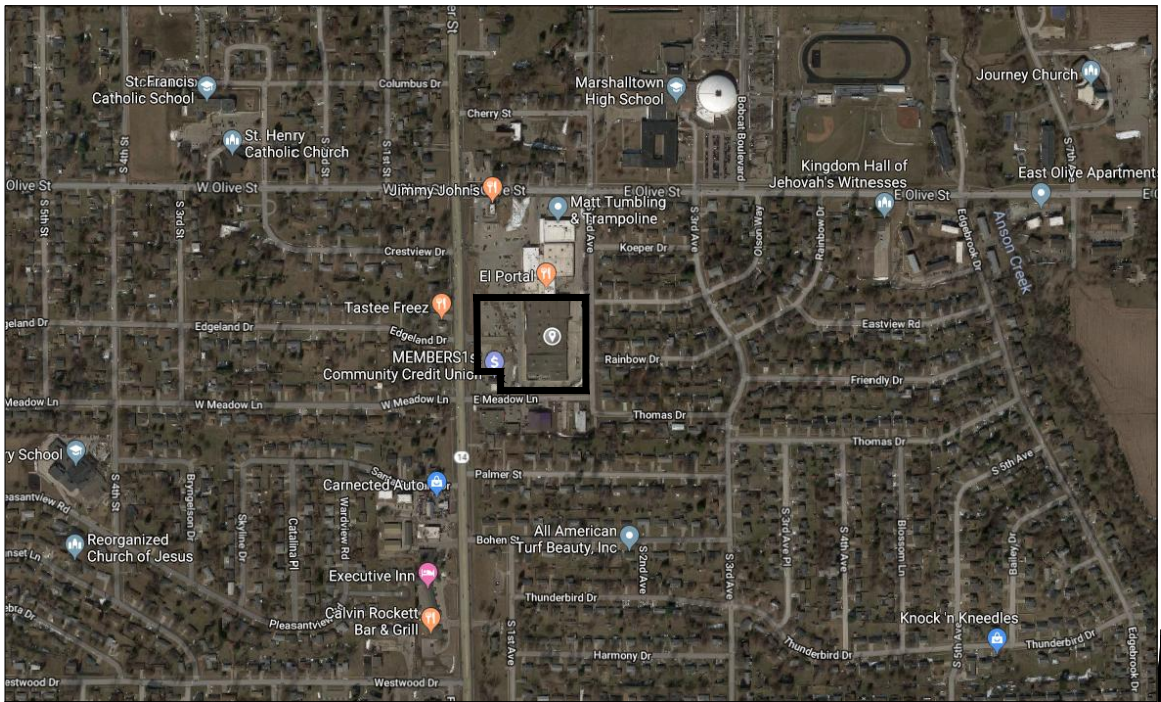
Notifications: A notice of public hearing with your name and request will be published in the Times-Republican newspaper.

1. The burden of providing sufficient evidence to make the applicant's case shall be on the applicant at all times.
2. The ordinance change request must be considered by the Plan Zoning Commission and the City Council. Contact the Housing & Community Development Director for a schedule of upcoming meetings.
3. The Commission will review the request at a regularly scheduled meeting at least once prior to the *public hearing*. A *public hearing* must be held by the Commission prior to making a recommendation to the City Council. The Plan Zoning Commission meets in the City Council Chambers at City Hall at 5:00 PM on the Thursday following the first Council meeting of the month.
4. The Marshalltown City Council meets on the 2nd and 4th Mondays of the month at 5:30 p.m. in the City Hall Council Chambers. According to Iowa Code, ordinance changes and amendments require three readings and a public hearing.
5. Under optimum conditions it takes about 4-6 months for an ordinance change if the issue is not controversial. More in-depth ordinance changes may require additional time.
6. The burden of research related to proposed changes is not to be put solely on City staff. **Applicants will be required to gather some information as part of the ordinance change process.** This may include, but not limited too, research on similar ordinances from other communities, the number/type of affected properties should change be approved, how proposed changes relate to other City departments, etc.



PRELIMINARY SITE PLAN

SCALE: 1" = 40' - 0"



SITE AERIAL

SCALE: N.T.S.

ZONING INFORMATION

PROJECT NAME:	U-Haul of Marshalltown
MUNICIPALITY:	City of Marshalltown
PROJECT ADDRESS:	1720 S Center St, Marshalltown, IA 50158
APN /ACRE / AREA:	6.8043 acres / 296,394 sf.
ZONE:	RC - Regional Commercial
ADJACENT ZONING:	N- RC - Regional Commercial E- R-2 - Low Density Residential S- NC - Neighborhood Commercial W- R-2 - Low Density Commercial / R-5 - High Density Residential
PERMITTED USES:	Retail Truck/Utility Trailer Rental Interior Self-Storage
SETBACKS:	
FRONT YARD:	30 ft or more
SIDE YARD:	0 ft or 35 ft if abutting residential
REAR YARD:	0 ft or 35 ft if abutting residential
HEIGHT LIMIT:	40 ft max or 2 1/2 stories
PARKING:	Retail = 1 sp./300 sf. of gross floor area = 10 sp. req'd/ 10 provided

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	3/18/19	BDC	ADDED MINIS, DISPLAY AND SHUNTING
2	4/1/19	BDC	REV'S PER MCP MARKUP
3	06/07/19	NH	REV'S PER CITY APPROVAL (NO MINIS). EJS REVIEW
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

**PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY**

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Marshalltown
1720 S Center St
Marshalltown, IA 50158

SHEET CONTENTS:

Preliminary
Site Plan

793081

DRAWN:	BDC
CHECKED:	NH
DATE:	02/28/2019

SP1

793081A1D

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MARSHALLTOWN

I O W A

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director 

DATE: July 18, 2019 – Meeting Date

Ordinance Amendment Request:

FROM: Parks of Iowa, LC

SUBJECT: M-2 Heavy Industry Allowable Special Use Amendment

A Zoning Ordinance Change application has been submitted to amend the table of permitted uses for the M-2, Heavy Industry District. The request made by Parks of Iowa, LC is to add a Special Use to the district.

The formatting and specific placement of an amendment is subject to legal review. The purpose of the outline below is to determine what conditions should be clearly defined as part of the ordinance if amended. This will ensure that applicants understand the expectations, and the Plan Zoning Commission and Board of Adjustment have clearly identified criteria to consider as part of their review. An example may be to include a required landscaping plan as criteria and then the Commission/Board can evaluate the plan to ensure that what is included benefits the neighborhood.

The proposed amendment to 156.430 would be as follows:

SECTOR		USE	CODE	M-2
42	Wholesale Trade	Livestock Merchant Wholesalers	424520	S

The following conditions are required with a Special Use permit for Livestock Merchant Wholesalers in the M-2 District.

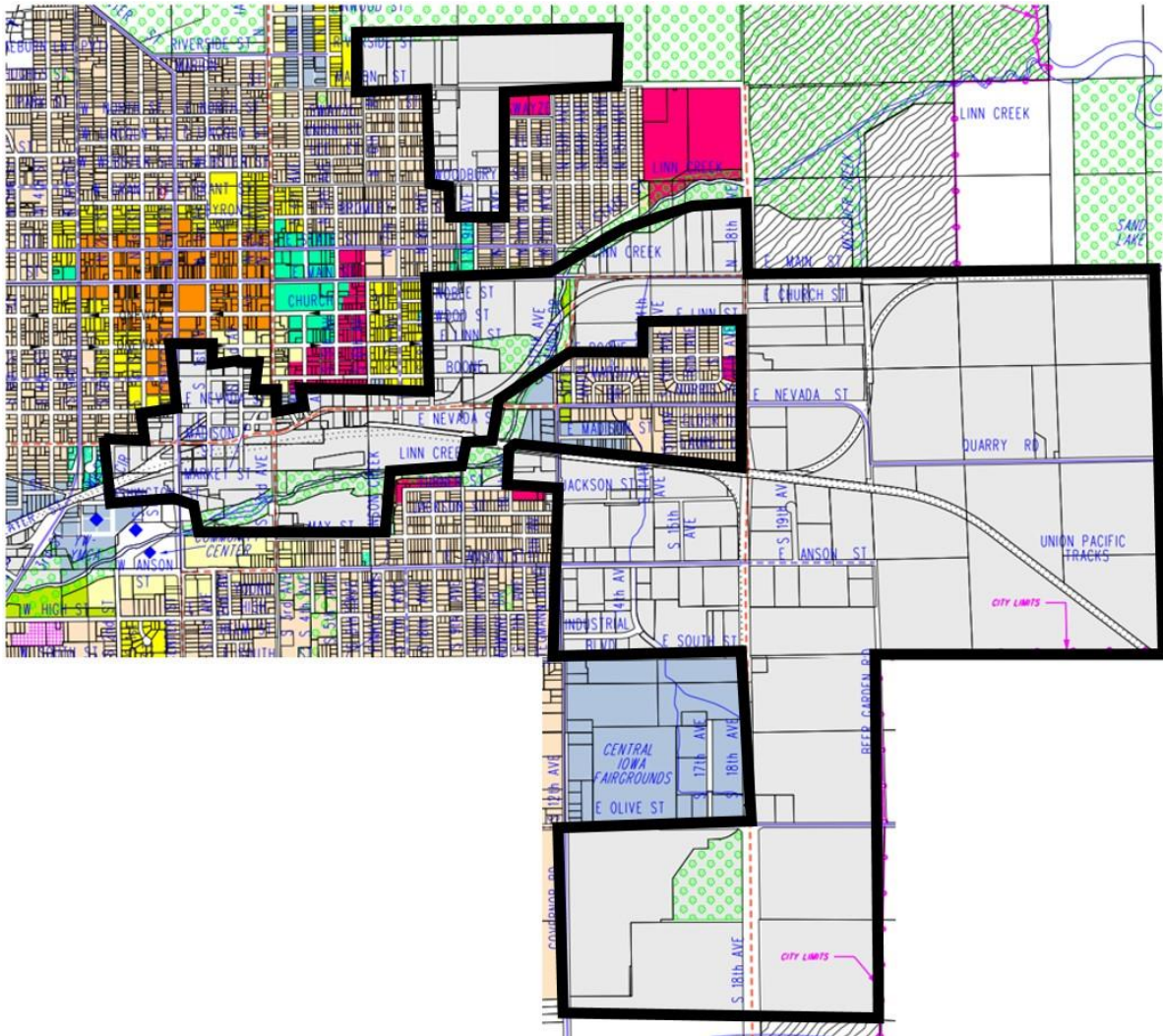
(A) (see conditions discussion points)

Possible conditions to discuss and include in the ordinance to apply to all applicable special use applications in the district.

- ☐ Minimum property size
- ☐ Distance from residential zone and/or use
- ☐ Number of buildings allowed
- ☐ Number of animals allowed
- ☐ Size of buildings (square footage, height)
- ☐ Traffic impact study/plan
- ☐ Odor management plan
- ☐ Manure management plan
- ☐ Deceased animal plan
- ☐ Fencing (yes/no/type)
- ☐ Security
- ☐ Signage
- ☐ Landscaping/screening/buffering
- ☐ Others...

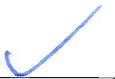
Items that would **not** be included would address Building and Fire code compliance. Any new building would have to meet the 2015 IBC and IFC, which would include items like permanent foundation, possible sprinkler or firewalls depending on size of structure and proximity to other buildings. Building & Fire Code compliance is not negotiable or subject to a Variance.

Their application is attached. It is important to note that at this stage a specific site plan or business operation is not under review for approval. Consideration should be evaluated for any potential development which may meet the described condition. We have a significant amount of M-2 zoned property in the community. The following shows some of those areas throughout the community that are designated M-2 in gray.



Recommendation: This is the initial discussion on this amendment. Staff is looking for direction related to the drafting of the amendment (what conditions if any to include) along with a motion to set a public hearing at a Plan Zoning Commission meeting for Thursday, August 15, 2019.

Following a public hearing, the Commission may make a recommendation to the City Council. An ordinance change requires three readings and a public hearing at the Council level.

Date Submitted & Fee Paid: 

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

36 North Center Street, Marshalltown, IA 50158

Ph: 641-754-5756 Fax: 641-754-5742

www.ci.marshalltown.ia.us

Zoning Ordinance Change Application Packet

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete. In addition, other information may be requested at the required public meetings.



Application fee. A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.



Description of Ordinance Change. Please attach a sheet of paper explaining in detail why you are seeking an ordinance change. Information should include how proposed changes would affect other properties.

Please type or print legibly in ink.

Requester's Name:

Parks of Iowa, LC

Mailing Address:

c/o 666 Grand Ave., Suite 2000, Des Moines, IA 50309

Phone:

515-242-2446

Email:

vandike@brownwinick.com

Current Zoning Classification of Property in Question (if related to ordinance change) :

A - Agricultural

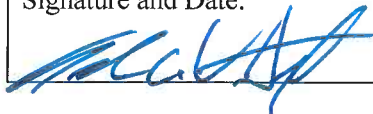
Current Use (if related to ordinance change):

None - previously farm tenancy

Proposed Use (if related to ordinance change):

Livestock (hog) buying station [see attached letter]

Signature and Date:

 **6/26/19**

Attorney for Applicant



Brown Winick
ATTORNEYS AT LAW®

**Brown, Winick, Graves, Cross,
Baskerville and Schoenebaum, P.L.C.**

666 Grand Avenue, Suite 2000
Ruan Center, Des Moines, IA 50309-2510

June 26, 2019

direct phone: 515-242-2446

direct fax: 515-323-8546

email: vandike@brownwinick.com

Michelle Spohnheimer
Housing & Development Director
City of Marshalltown
36 North Center St.
Marshalltown, IA 50158

Re: Zoning Ordinance Change Application

Dear Ms. Spohnheimer,

I represent Parks of Iowa, LC ("Parks") concerning my client's request to amend the zoning ordinance to include a hog buying station as a special use in the M-2 Heavy Industry Zoning district. As you know, Parks is simultaneously requesting the certain property in Marshalltown be rezoned from A-1 to M-2. Parks intends to locate and operate a hog buying station within the City.

Chapter 29 of the Marshalltown Zoning Ordinance does not specify a hog buying station as a permitted or special use in the M-2 District. I have attached the Zoning Ordinance Change Application and a letter dated May 28, 2019 from Lawrence Parks, President and CEO, which describes the intended use of the property. I ask that Chapter 29 be amended to include a hog buying station as a special use in the M-2 zoning district. Upon request, Parks will provide suggested language to be considered by the City.

I have also included a check in the amount of \$500.00 as the application fee. It is my understanding that this application will initially be heard on July 18, 2019 by the Planning and Zoning Commission. I ask that you place the request on the Planning and Zoning agenda and confirm the hearing date.

If you have questions or need additional information, please do not hesitate to contract me at the number above.

Thank you for your consideration.

Sincerely,

Adam C. Van Dike

ACV:ejm
Enclosures

Parks of Iowa, LC



3027 270th Street · Ellsworth · IA · 50075
Phone (515) 836-4030 · Fax (515) 836-4029

May 28, 2019

Michelle Spohnheimer
Housing & Community Development Director
City of Marshalltown
36 N. Center Street
Marshalltown, IA 50158

Dear Ms. Spohnheimer,

This letter is designed to provide additional information for the proposal to rezone the property located in Marshalltown, IA at the northeast quadrant of the intersection at North 18th Avenue and East Main Street on behalf of Parks of Iowa, LC. We respectfully request that the parcel remain classified as agriculture and not as heavy industrial.

Parks of Iowa is a member of The Parks Companies umbrella of companies, which are family owned and operated. The Parks Companies was founded in Oakwood, Illinois in 1976. We concentrate on providing swine producers with industry-leading marketing solutions for their animals. Since 1976, The Parks Companies has strategically grown and now operates 14 marketing facilities across the United States and Canada along with other diversified services for the swine industry.

Our clean, convenient marketing facilities provide secondary markets for swine producers. By “secondary markets”, we are referring to swine that are either too large or too small for a large plant like JBS to process as they require consistency for their plant to operate most efficiently. Once the secondary animals are received, we categorize them by quality and weight and sell them to other processing plants in the United States.

We currently have marketing facilities adjacent to two other JBS plants at Beardstown, Illinois and Ottumwa, Iowa and we work very well together. We would like to expand and provide this same service to swine producers and JBS in and around Marshalltown.

The facility we would like to build in Marshalltown would start receiving animals in the mornings with the goal of having most of those animals leave the same night for a processing

plant. We estimate 600-800 head in inventory during the day and 100-200 head during the night. The animals will be provided with feed and water while at our facility. As a company, we take humane handling procedures very seriously. All Parks employees are required to complete special training on swine animal handling followed by a test of those procedures. All of our employees are also Trucker Quality Assurance (TQA) certified and our managers are Pork Quality Assurance (PQA) certified. The TQA and PQA programs are sponsored by the National Pork Board's Pork Checkoff Program.

We will be purchasing swine from local producers as well as many producers that deliver their top weight market hogs to JBS. JBS is very supportive of this project as it provides a service to their existing customer base. JBS' producers can load the market hogs that JBS desires in certain compartments on the livestock trailer and then load the larger or smaller ones in separate compartments. By doing so, the producer will save freight costs.

In addition to new economic development for Marshalltown through the construction of a facility and its tax base, we also plan to employ 5-7 full time employees and 1-3 part time employees. We would also expect 12-15 livestock trucks/trailers to enter/exit our facility daily along with feed trucks and deliveries of other supplies that are needed at the facility. These employees, drivers and others would also contribute to the economic base through local spending. We have always had the most success hiring locally so that would be our plan for this project and facility as well. Finally, we remain very supportive of local 4-H and FFA chapters since their members are the future of agriculture.

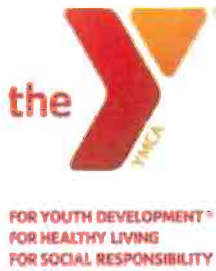
Parks of Iowa would greatly appreciate the opportunity to become a partner in the Marshalltown community. Hopefully the City of Marshalltown feels the relationship with Parks of Iowa would be mutually beneficial and chooses to leave the parcel of ground zoned as agriculture and not as heavy industrial.

If you have any questions, I can be reached via email at lawrence.parks@parkslivestock.com or by phone at (405) 203-4748.

Sincerely,



Lawrence Parks
President & CEO



eliminating racism
empowering women
ywca

June 26, 2019

Michelle Spohnheimer, Director
Housing & Community Development
City of Marshalltown
36 N. Center Street
Marshalltown, Iowa 50158

Michelle,

This letter is to acknowledge the Y's intention to sell it's property located on the northeast corner of Main Street and 18th Avenue to The Parks Companies for the construction of livestock buying facilities. An agreement has been reached between the YMCA-YWCA and The Parks Companies, which is supported by the Y Board of Directors. Aproval of the agreement is pending necessary zoning changes that are required to move the project forward.

Please feel free to contact me with any questions regarding the Y's support of this project.

Sincerely,

CEO, Marshalltown YMCA-YWCA

MARSHALLTOWN

I O W A

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director *MS*

DATE: July 18, 2019 – Meeting Date

Rezoning Request:

FROM: Parks of Iowa, LC

SUBJECT: 2821 E. Main Street – PIN 8417-30-300-004 – Rezone from A-1 to M-2

A request has been made to rezone the property at 2821 E. Main Street from A-1, Agricultural Reserve to M-2, Heavy Industry District. The request made by Parks of Iowa, LC with current owner approval. The change is consistent with the Comprehensive Plan related to land use.

Comprehensive Plan



Recommendation: This is the initial discussion on this request. The Commission should make a motion to set a public hearing at a Plan Zoning Commission meeting for Thursday, August 15, 2019.

Following a public hearing, the Commission may make a recommendation to the City Council for three readings and a public hearing at the Council level.

Date Submitted & Fee Paid: 

Rezoning Request Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

www.marshalltown-ia.gov

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.



Legal description of the property. The property owner must provide a copy of the full legal description. If you do not have a copy, you can obtain one from the Marshall County Recorder's Office for a fee. The tax description found on the County Assessor's website is not the full legal description.



Application fee. A \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address:

2821 E. Main St., Marshalltown, IA 50158

Owner:

Parks of Iowa, LC (contract buyer)

Mailing Address:

c/o 666 Grand Ave., Suite 2000, Des Moines, IA 50309

Phone:

515-242-2446

E-mail:

vandike@brownwinick.com

Current Zoning Classification:

A - Agricultural

Current Use:

None - previously farm tenancy

Proposed Zoning Classification:

M2 - Heavy Industry

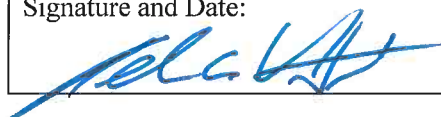
Proposed Use:

Livestock (hog) buying station [see attached letter]

Please list the uses of surrounding properties:

Commercial (small businesses), agricultural, industrial

Signature and Date:

 6/26/2019

Attorney for Applicant



BrownWinick
ATTORNEYS AT LAW®

Brown, Winick, Graves, Gross,
Baskerville and Schoenebaum, P.L.C.

666 Grand Avenue, Suite 2000
Ruan Center, Des Moines, IA 50309-2510

June 26, 2019

direct phone: 515-242-2446

direct fax: 515-323-8546

email: vandike@brownwinick.com

Michelle Spohnheimer
Housing & Development Director
City of Marshalltown
36 North Center St.
Marshalltown, IA 50158

Re: Application to Rezone

Dear Ms. Spohnheimer,

I represent Parks of Iowa, LC ("Parks") concerning the acquisition of the following described property from Marshalltown YMCA – YWCA:

Parcel "A" in the Southwest Fractional Quarter of the Southwest Fraction Quarter of Section 30, Township 84 North, Range 17 West of the 5th P.M., Marshall County, Iowa, as shown on Plat of Survey, filed of record in the Office of the Marshall County Recorder on August 17, 1999, as Instrument No. 9905738.

("Property").

The Property is currently zoned as A-1 Agricultural Reserve District. My client's proposed use for the Property is a hog buying station, which is currently not a permitted or special use in the A-1 District. You, based on the advice of the City attorney, have suggested that the property should be rezoned to the M-2 Heavy Industry District to accommodate the use¹. I have attached the Rezoning Request Application and a letter dated May 28, 2019 from Lawrence Parks, president and CEO of Parks of Iowa, LC, which contains a brief summary of the proposed use of the Property. I would also ask that the letter dated May 20, 2019 you received from the civil engineering firm, Wenck, be considered as support for Park's rezoning Application.

I have also enclosed a check in the amount \$500.00 as the application fee. It is my understanding that the request will initially be heard on July 18, 2019 by the Planning and Zoning Commission. I ask that you place this application on the Planning and Zoning agenda and confirm the hearing date.

If you have any questions or need additional information, please do not hesitate to contact me at

¹ A hog buying station is not currently a permitted or special use in the M-2 District. A separate Zoning Ordinance Change Application has been filed contemporaneously with this rezoning application. Parks is requesting an amendment to the M-2 District to add a hog buying station as a special use.

June 26, 2019
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the number above.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'ACV' followed by a stylized last name.

Adam C. Van Dike

ACV:ejm
Enclosures

Parks of Iowa, LC



3027 270th Street · Ellsworth · IA · 50075
Phone (515) 836-4030 · Fax (515) 836-4029

May 28, 2019

Michelle Spohnheimer
Housing & Community Development Director
City of Marshalltown
36 N. Center Street
Marshalltown, IA 50158

Dear Ms. Spohnheimer,

This letter is designed to provide additional information for the proposal to rezone the property located in Marshalltown, IA at the northeast quadrant of the intersection at North 18th Avenue and East Main Street on behalf of Parks of Iowa, LC. We respectfully request that the parcel remain classified as agriculture and not as heavy industrial.

Parks of Iowa is a member of The Parks Companies umbrella of companies, which are family owned and operated. The Parks Companies was founded in Oakwood, Illinois in 1976. We concentrate on providing swine producers with industry-leading marketing solutions for their animals. Since 1976, The Parks Companies has strategically grown and now operates 14 marketing facilities across the United States and Canada along with other diversified services for the swine industry.

Our clean, convenient marketing facilities provide secondary markets for swine producers. By “secondary markets”, we are referring to swine that are either too large or too small for a large plant like JBS to process as they require consistency for their plant to operate most efficiently. Once the secondary animals are received, we categorize them by quality and weight and sell them to other processing plants in the United States.

We currently have marketing facilities adjacent to two other JBS plants at Beardstown, Illinois and Ottumwa, Iowa and we work very well together. We would like to expand and provide this same service to swine producers and JBS in and around Marshalltown.

The facility we would like to build in Marshalltown would start receiving animals in the mornings with the goal of having most of those animals leave the same night for a processing

plant. We estimate 600-800 head in inventory during the day and 100-200 head during the night. The animals will be provided with feed and water while at our facility. As a company, we take humane handling procedures very seriously. All Parks employees are required to complete special training on swine animal handling followed by a test of those procedures. All of our employees are also Trucker Quality Assurance (TQA) certified and our managers are Pork Quality Assurance (PQA) certified. The TQA and PQA programs are sponsored by the National Pork Board's Pork Checkoff Program.

We will be purchasing swine from local producers as well as many producers that deliver their top weight market hogs to JBS. JBS is very supportive of this project as it provides a service to their existing customer base. JBS' producers can load the market hogs that JBS desires in certain compartments on the livestock trailer and then load the larger or smaller ones in separate compartments. By doing so, the producer will save freight costs.

In addition to new economic development for Marshalltown through the construction of a facility and its tax base, we also plan to employ 5-7 full time employees and 1-3 part time employees. We would also expect 12-15 livestock trucks/trailers to enter/exit our facility daily along with feed trucks and deliveries of other supplies that are needed at the facility. These employees, drivers and others would also contribute to the economic base through local spending. We have always had the most success hiring locally so that would be our plan for this project and facility as well. Finally, we remain very supportive of local 4-H and FFA chapters since their members are the future of agriculture.

Parks of Iowa would greatly appreciate the opportunity to become a partner in the Marshalltown community. Hopefully the City of Marshalltown feels the relationship with Parks of Iowa would be mutually beneficial and chooses to leave the parcel of ground zoned as agriculture and not as heavy industrial.

If you have any questions, I can be reached via email at lawrence.parks@parkslivestock.com or by phone at (405) 203-4748.

Sincerely,



Lawrence Parks
President & CEO



eliminating racism
empowering women
ywca

June 26, 2019

Michelle Spohnheimer, Director
Housing & Community Development
City of Marshalltown
36 N. Center Street
Marshalltown, Iowa 50158

Michelle,

This letter is to acknowledge the Y's intention to sell it's property located on the northeast corner of Main Street and 18th Avenue to The Parks Companies for the construction of livestock buying facilities. An agreement has been reached between the YMCA-YWCA and The Parks Companies, which is supported by the Y Board of Directors. Aproval of the agreement is pending necessary zoning changes that are required to move the project forward.

Please feel free to contact me with any questions regarding the Y's support of this project.

Sincerely,

CEO, Marshalltown YMCA-YWCA