



PLAN ZONING COMMISSION

Notice of Regular Meeting

Thursday, August 15, 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. Minutes From 07/18/19 Plan Zoning Commission Meeting

Documents:

[071819_PZ.PDF](#)

3. Review And Recommendation Of Special Use Permit Request From Child Abuse Prevention Services, Inc. For The Property At 306 S 17th Avenue

Documents:

[081519_PZ_MEMO_CAPS.PDF](#)
[CAPS_SUP APPLICATION_081519.PDF](#)

4. PUBLIC HEARING And Recommendation On Zoning Ordinance Amendment Related To Special Uses In The RC, Regional Commercial District

Public Hearing: Written or verbal comments may be presented to the Commission during the public hearing. Please state your name and address for the record and keep comments brief and limit repetitive comments so all may have a chance to speak.

Recommendation: A recommendation is made to the City Council following the Public Hearing.

Documents:

[081519_PZ_MEMO_RC_USES.PDF](#)
[071819_RC AMENDMENT APPLICATION_U-HAUL.PDF](#)
[071819_RC AMENDMENT APPLICATION_U-HAUL SITE PLAN.PDF](#)
[PUBLIC COMMENT_RC_OPPPOSED_081519.PDF](#)

5. PUBLIC HEARING And Recommendation To City Council On Zoning Ordinance Amendment Related To Special Uses In The M-2, Heavy Industry District

Public Hearing: Written or verbal comments may be presented to the Commission

during the public hearing. Please state your name and address for the record and keep comments brief and limit repetitive comments so all may have a chance to speak.

Recommendation: A recommendation is made to the City Council following the Public Hearing.

ADDITIONAL COMMENTS RECEIVED as of 8/14/19 - PDFs included
Public Comments_Support_2_081519
Public Comments_Opposed_2_081519

Documents:

[081519_PZ_MEMO_M2_USES.PDF](#)
[071819_M2 AMENDMENT APPLICATION_PARKS OF IOWA.PDF](#)
[PARKS SITE PACKET_052019.PDF](#)
[PARKS PRESENTATION_071819.PDF](#)
[PUBLIC COMMENT_M2_OPPPOSED_081519.PDF](#)
[PUBLIC COMMENT_M2_SUPPORT_081519.PDF](#)
[PUBLIC COMMENT_OPPPOSED_2_081519.PDF](#)
[PUBLIC COMMENT_SUPPORT_2_081519.PDF](#)

6. PUBLIC HEARING And Recommendation On Rezoning Of 2821 E Main Street To M-2, Heavy Industry District

Public Hearing: Written or verbal comments may be presented to the Commission during the public hearing. Please state your name and address for the record and keep comments brief and limit repetitive comments so all may have a chance to speak.

Recommendation: A recommendation is made to the City Council following the Public Hearing.

Documents:

[081519_PZ_MEMO_M2_REZONE.PDF](#)
[071819_REZONING_2821 E MAIN ST_PARKS OF IOWA.PDF](#)

2019 Proposed Meeting Schedule

9/12/19 10/10/19 11/14/19 12/12/19

Plan Zoning Commission

Meeting Minutes from July 18, 2019

Meeting location: City Council Chambers, 10 W. State Street, Marshalltown, IA 50158

Meeting time: 5:00 PM

1) Call to order and role call

Commission members present: Bloomquist, Boston, Brodin, Eilers, Valbracht, Wittkop

Commission members absent: Buzbee

Bill Martin address the Commission to express his appreciation for their volunteer commitment to the Commission.

2) Initial Review And Discussion On Zoning Ordinance Amendment Related To Special Uses In The RC, Regional Commercial District

Spohnheimer presented the application request to amend the RC District to allow for Lessors of mini warehouses and self-storage units to be an allowable Special Use. Spohnheimer summarized the prior changes to the ordinance which allowed interior units but not exterior.

Randy Dixon, U-HAUL Representative, addressed the Commission. The purpose of exterior units is to promote storage within the primary building. Provides an impression on public by allowing a small sampling of units in the parking lot. Have a row or two and make them look nice.

Boston questioned in the front of the building could be modified. Dixon replied closer to the street is more effective.

Valbracht requested samples of where this has been done. Dixon replied, Davenport, IA. Only one, several in the works.

Boston asked if we would be the first community to deny such a request. Dixon replied No.

Other Commission comments included location of vehicles, limiting the number of units based on a percentage of interior units and discussion of the other RC areas.

**Valbracht moved set public hearing for Thursday, Aug. 15th. Second by Bloomquist.
Motion Carried 6-0**

3) Initial Review And Discussion On Zoning Ordinance Amendment Related To Special Uses In The M-2, Heavy Industry District

Spohnheimer presented the request to amend the M-2 Heavy Industry District to allow for Livestock Merchant Wholesalers as a Special Use within the district. Spohnheimer described that the use is currently not permitted within any City districts. Parks of Iowa, LC is proposing a facility at a location which is currently zoned A-1 Agricultural Reserve. City staff and legal

review led to the opinion that the A-1 district would not be the appropriate zoning and that the use if considered would best be in an M-2 District. Therefore an amendment to the district allowable uses would be required in addition to the rezoning of the property specific which is the next agenda item.

Adam Van Dike, BrownWinick Attorneys at Law, was present to represent Parks of Iowa, LC. Van Dike, discussed that Park has a purchase agreement in place. They specifically chose the area because of surrounding uses of property and location related to JBS plant. Client has support of JBS and the Community Y. Van Dike indicated that they could address comments tonight or at the public hearing.

Cody Barthole, Parks of Iowa, presented a power point with other location photos. Employment will include 5-7 full time and 1-3 part time. Relationships to JBS in other areas would like to build that here in Marshalltown. Photos of other facilities (Ottumwa, Ellsworth, Sweet Springs Missouri, Minnesota).

Boston asked how will they address sound and odor control. Barthole indicated the hogs move in and out, there is not a pit, dry storage put into a bunker and hauled off weekly.

Brodin asked how long pigs stay on site? Barthole indicated maybe a couple days at most.

Boston asked why would you get hogs? Barthole discussed due to the size restrictions or other criteria JBS has on accepting hogs.

Eilers asked about the anticipated truck traffic and how that process works.

Ryan Bailey, JBS, discussed support as an opportunity for suppliers for something that falls out of specification. JBS sorts what is accepted and then those not accepted sent off. It is an efficiency issue for JBS and better for the animals.

Public Comments –

Mike Laddehoff, 407 N 15th Ave – Concerned about sounds and smells, worry about decrease in property values, JBS expanded lots cause dust. Additional trucks on Marion high population area, proximity to Sand Lake and ATV area. Model airport just north that this would impact. Don't put a hog lot in town. Glad for economic development however this doesn't increase values. Flooding concerns as this area does flood. Many examples are out in rural areas. Residents deserve better and hopes it will be denied.

Leland Searles, 911 Main Street – Have prepared comments which will be presented at hearing, one question is will this facility require state permitting.

Ken Hesmer, Action Auto – Concerned about odor and suggests a location out further in the country, concerned about sand lake.

Tom Harris, Harris Auction 18th Avenue – Floods frequently, near new apartments, good for JBS not good for residents. Weekly spreading of manure will add smell. No hogs in any pens in

the photos. Oppose in the City. Lynch livestock denied several years ago. 800 hogs daily will have smell, pests, etc.

Lonnie Haugland, 1408 E Main St. – Direct neighbor to a facility, grew up around it should not be in the City.

Valbracht moved set public hearing for Thursday, Aug. 15th. Second by Bloomquist. Motion Carried 6-0

4) Initial Review And Discussion On Rezoning Of 2821 E Main Street To M-2, Heavy Industry District

Spohnheimer presented the proposal to rezone the property at 2821 E. Main Street for the purposes of allowing the Parks of Iowa, LC facility if amended. Spohnheimer indicated that the area is also shown as heavy industry in the comprehensive plan.

Adam Van Dike, BrownWinick Attorneys at Law, represented Parks of Iowa, LC on this application as well and indicated they understand that these are separate items but would like the issues to be tied together. Van Dike was unsure if the current owner would want to pursue the rezoning if the amendment does not pass.

Eilers moved set public hearing for Thursday, Aug. 15th. Second by Valbracht. Motion Carried 6-0

Spohnheimer commented at the close of meeting that all items will have a public hearing on August 15th at 5:00 PM in the Council Chambers. Written comments can be submitted prior to the meeting or made in person at the meeting. The Commission will hold the hearing and then it is anticipated that recommendation will be made to the City Council. The Council may take action on the 1st reading of an Ordinance or send an item back to the Commission and staff for further review.

With no further business the Commission adjourned at approximately 6:00 PM.

MARSHALLTOWN

— I O W A —

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: August 15, 2019 – Meeting Date

Special Use Permit – 306 S. 17th Avenue – Child Abuse Prevention Services, Inc.

The property at 306 S. 17th Avenue is currently zoned R-5, High Density Residential and has been operating as an office building for many years. Child Abuse Prevention Services (CAPS) is proposing to relocate to this location to operate. A Special Use Permit is tied not only to the property but to the owner/operator which is why the change is before the Commission and Board of Adjustment.

Zone:	R-5 High Density Residential
Use:	Office
Comprehensive Plan:	Commercial

Recommendation: The Commission may make a recommendation on to the Board of Adjustment, which may include conditions.

Section 156.568: The Board of Adjustment may place protective restrictions on any approval in order to assure that the purpose and intent of this chapter is fulfilled. Such protective restrictions include, but are not limited to, landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational controls, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements.

The Board of Adjustment meeting is scheduled for Tuesday, August 20, 2019.

DATE SUBMITTED & FEE PAID: 7/30/19 ✓

HEARING DATE: 8/20/19



BOARD OF ADJUSTMENT

Special Use & Home Occupation Special Use Permit Application

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

All items listed must be submitted with this application:

- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.
- ☒ **Application fee.** A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.
- ☒ **Legal description of the property.** The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 306 S. 17th Ave., Marshalltown

Owner: (Proposed Owner) Child Abuse Prevention Services, Inc.

Mailing Address: 811 E. Main St., Marshalltown

Phone: 641-752-1730

Email: Linda@capsonline.us

Owner's Agent (if applicable):

Agent Address:

Agent Phone:

Agent Email:

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature: *Linda Havelka*

Date: 7/29/19

OVERVIEW

Child Abuse Prevention Services, Inc. respectfully requests the City of Marshalltown review and approve our application for a Special Use Permit in order to occupy the property at 306 S. 17th Avenue.

Child Abuse Prevention Services (CAPS) is a private, non-profit 501(c)(3) organization that is overseen by a volunteer Board of Directors. CAPS has provided services to Marshall County families since 1981. CAPS currently has 15 employees and provides family support, parent education, crisis intervention, and school based programming. Services are provided in the families' homes and in the school setting, with occasional services being provided within our office.

We intend to utilize the existing structure, parking lot, and signage. The current parking lot is sufficient to meet the needs of our staff, as the employees are often traveling to families' homes. The parking lot or street parking can be utilized by families who are visiting our building, which generally consists of no more than 2 building visitors at any one time.

We believe this location is safe for families with small children, as it is not located on a busy street. It provides adequate space for our day to day operations and allows for Child Abuse Prevention Services to have a permanent location in Marshalltown.

Child Abuse Prevention Services believes this proposal meets special use requirements of the City of Marshalltown and will allow us to continue to meet the needs of the families within our community.

July 26, 2019

City of Marshalltown
Plan & Zoning Committee
36 N Center Street
Marshalltown, IA 50158

RE: Child Abuse Prevention Services, Inc Special Use Permit Application

To Whom It May Concern,

Please be advised that D & P Development, LLC has an agreement in place with Child Abuse Prevention Services Inc to sell the subject property to Child Abuse Prevention Services Inc, subject to zoning approval by the City of Marshalltown for their intended use. D & P Development LLC, as the current owner of the subject property, consents to the application of Child Abuse Prevention Services, Inc. Please let me know if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Demeulenaere", with a stylized flourish at the end.

Doug Demeulenaere
D & P Development, LLC

LEGAL DESCRIPTION FOR:

306 S 17TH AVE., MARSHALLTOWN, IA 50158

TAX PARCEL NO. 8418-36-230-007

Lots 26 and 27 in Norris Addition to Marshall, Marshall County, Iowa,

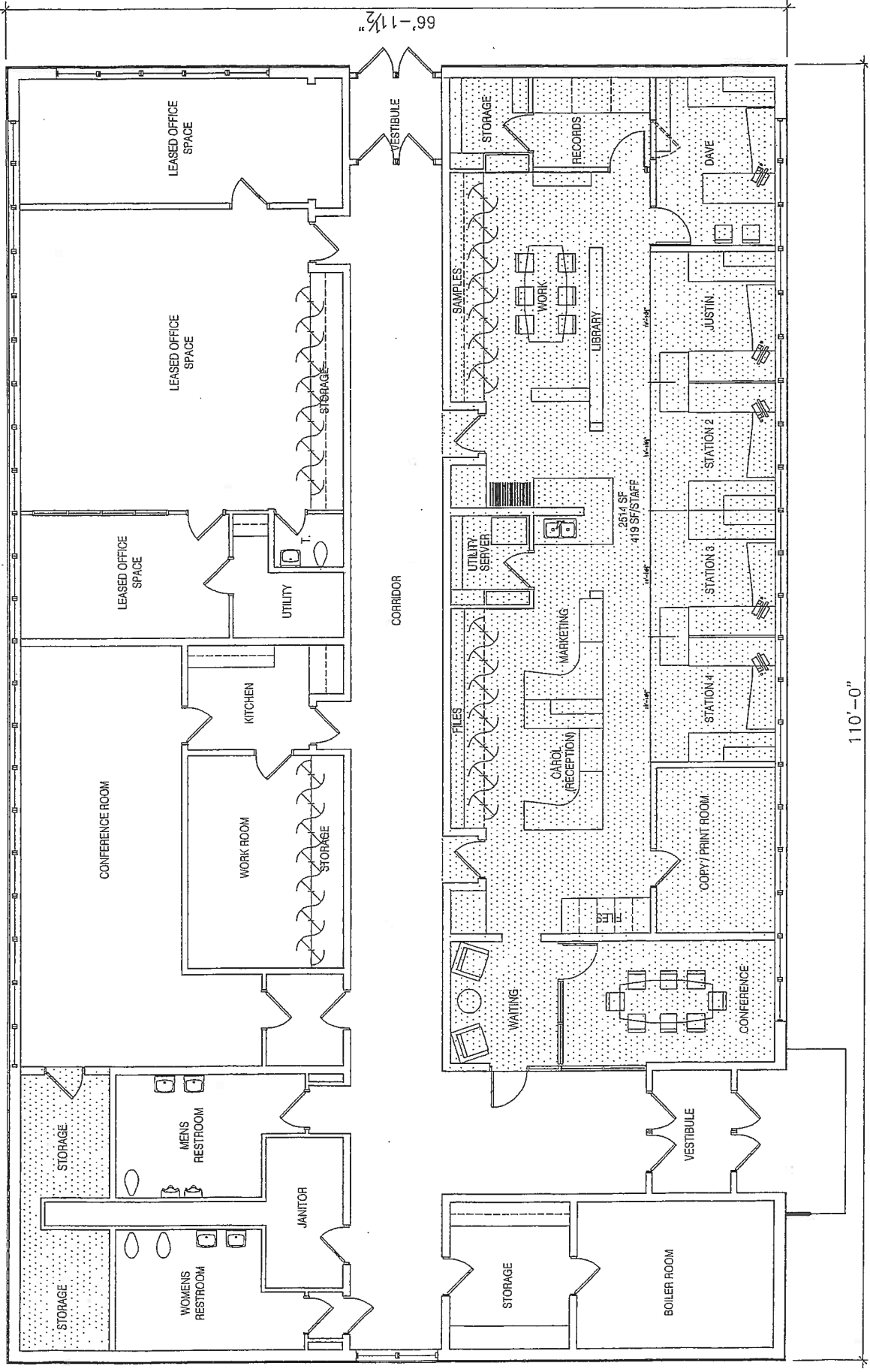
and

The South 40 feet of Lot 3 in Norris Addition to Marshall, Marshall County, Iowa, subject to easement recorded in Micro-File No. 608-1982-3 of the Records of the Recorder's Office, Marshall County, Iowa,

and

That Part of Lot 5 of the Northeast Quarter of the Northeast Quarter of Section 36, Township 84 North, Range 18 West of the 5th P.M., Marshall County, Iowa, lying South of the South line of East Boone Street, projected eastward, except the East 149 feet thereof, subject to easement recorded in Micro-File No. 607-1982-3 of the Records of the Recorder's Office, Marshall County, Iowa,





MARSHALLTOWN

I O W A

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: August 15, 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.

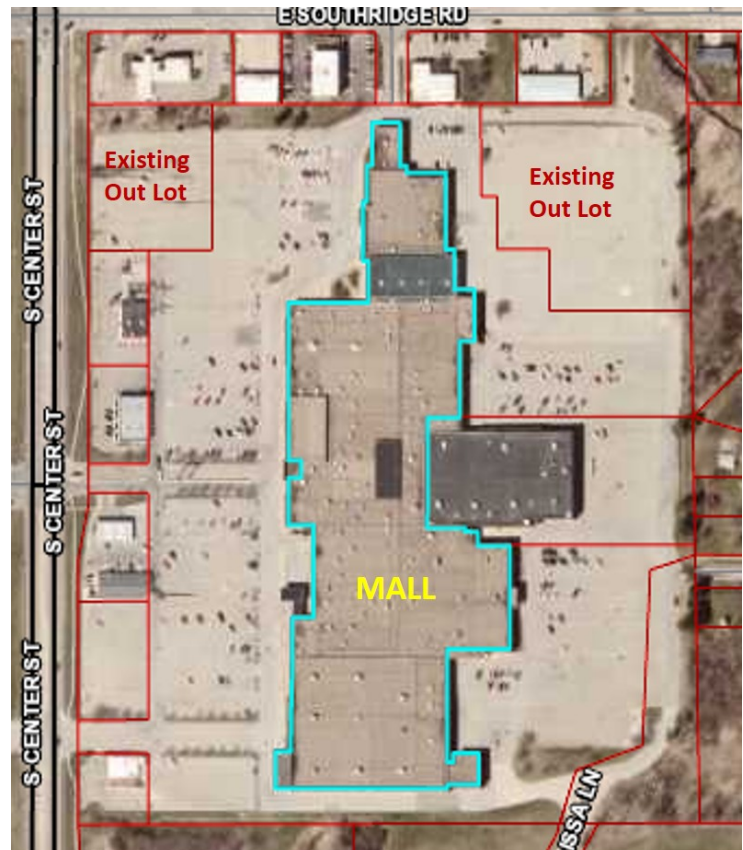
(A) (see conditions discussion points)

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...

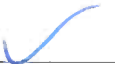
Items that would **not** be included would address Building and Fire code compliance. Any new building would have to meet the 2015 IBC and IFC, which would include items like permanent foundation, possible sprinkler or firewalls depending on size of structure and proximity to other buildings. Building & 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: The initial discussion on this request was held on July 18, 2019 and a public hearing was set for August 15, 2019. Written comments have been received and public comments are anticipated. We will have a sign in for public wanting to speak where name and address will be required for the record and comments will be limited in time. We will ask that comments not be repetitive if possible.

Following a public hearing, the Commission may make a recommendation to the City Council on how to proceed with the request. As an ordinance change this 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

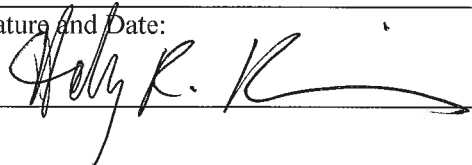
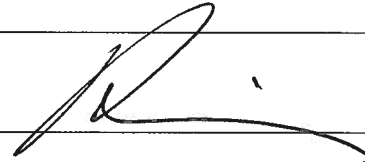
Current Use (if related to ordinance change):

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

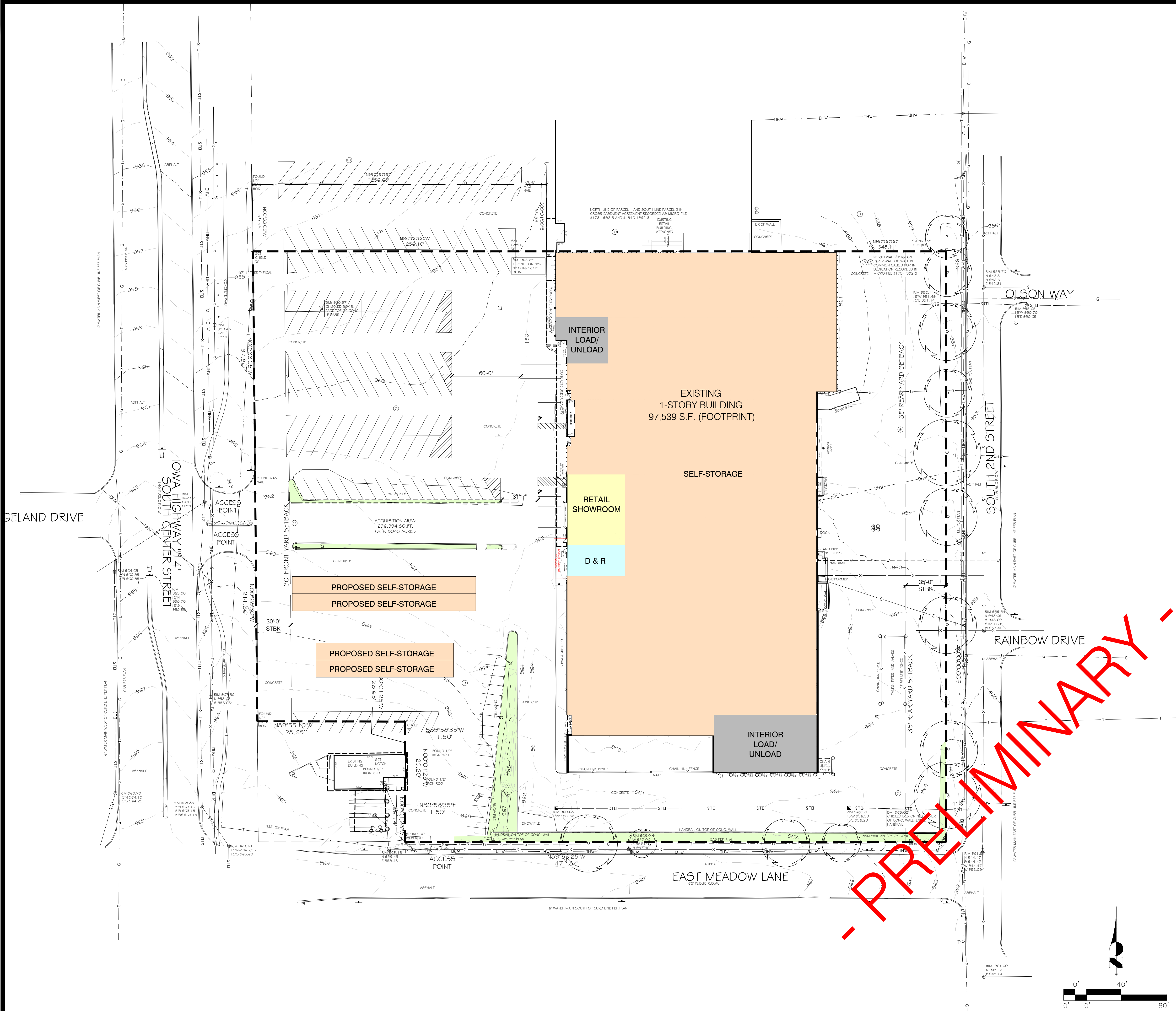
www.marshalltown-ia.gov

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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P & Z member -

The Chamber appreciates the time and talent you give to the Planning & Zoning Commission. Making decisions for the betterment of the community is a task we know you take very seriously.

After sitting vacant for 18 months, we are happy to see a party interested in the former K-Mart location. We hope they will join with the nearly 500 other businesses and organizations in the community and become a Chamber member. While we welcome this new business to town, we are concerned with their request for a special use permit for exterior storage.

We believe allowing this zoning change has future and long-term ramifications. At a time that the community is working on beautification through the southern portion of Highway 14, a downtown development plan, and other post-tornado rebuilding projects, allowing this change sets a precedent for other property owners and lowers the standards of beautifying our community.

Thank you for your consideration,
Marshalltown Area Chamber of Commerce Board of Directors

Lynn Olberding, CCE, IOM  President & CEO

AREA CHAMBER
OF COMMERCE
MARSHALLTOWN



lolberding@marshalltown.org

641-753-6645

709 South Center Street  PO Box 1000

Marshalltown, IA 50158

www.marshalltown.org

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MARSHALLTOWN

IOWA

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: August 15, 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.

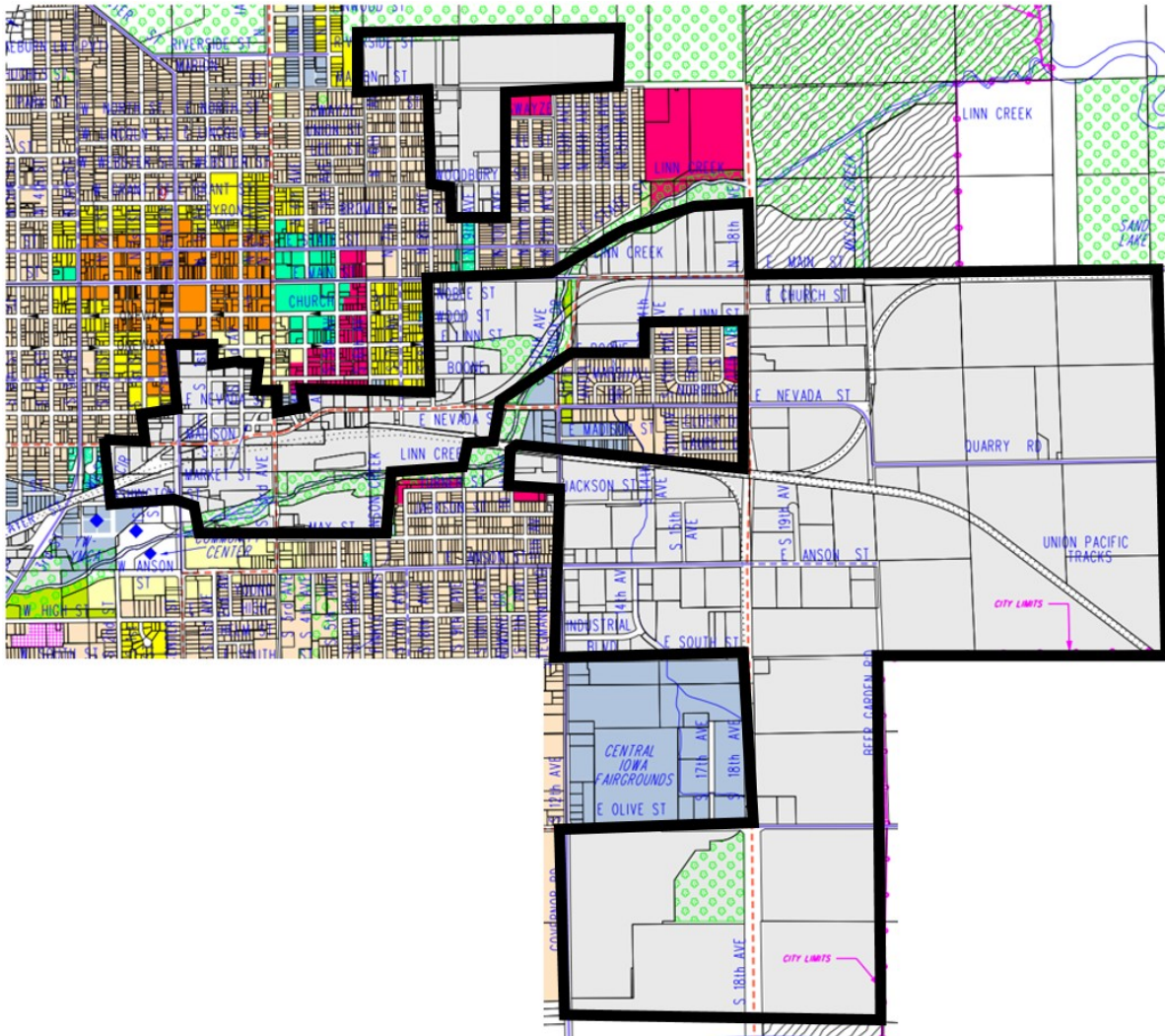
(A) (see conditions discussion points)

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...

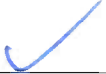
Items that would **not** be included would address Building and Fire code compliance. Any new building would have to meet the 2015 IBC and IFC, which would include items like permanent foundation, possible sprinkler or firewalls depending on size of structure and proximity to other buildings. Building & 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: The initial discussion on this request was held on July 18, 2019 and a public hearing was set for August 15, 2019. Written comments have been received and public comments are anticipated. We will have a sign in for public wanting to speak where name and address will be required for the record and comments will be limited in time. We will ask that comments not be repetitive if possible.

Following a public hearing, the Commission may make a recommendation to the City Council on how to proceed with the request. As an ordinance change this 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

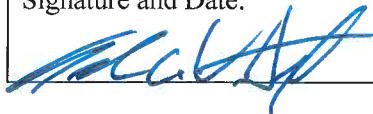
Current Use (if related to ordinance change):

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.

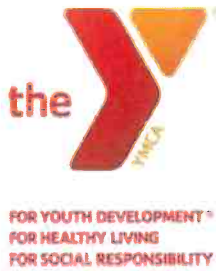
Parks of Iowa would greatly appreciate the opportunity to become a partner in the Marshalltown community. Hopefully the City of Marshalltown feels the relationship with Parks of Iowa would be mutually beneficial and chooses to leave the parcel of ground zoned as agriculture and not as heavy industrial.

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



May 20, 2019

Shari Coughenour

City Clerk
24 North Center Street
Marshalltown, IA 50158

RE: New Modern Concepts Hog Buying Station
Wenck File # 1808-08

Dear Ms. Coughenour,

This letter is sent to discuss the Hog Buying Station in Marshalltown, Iowa. We were informed that Parks of Iowa has a purchase agreement for land at the northeast quadrant of the intersection of North 18th Avenue and East Main Street in Marshalltown (Parcel number 8417-30-300-004).

We are providing a preliminary assessment of the property to receive feedback from the City of Marshalltown, Iowa. We have broken our letter into six part. They are as follows:

- 1) Building Code Review of Building
- 2) Street Access
- 3) Sanitary Sewer Access
- 4) Water Service
- 5) Storm Sewer and Storm Water Management
- 6) Site Work

Building Code Review of Building

Keith of Quintos 3D Architects has provided a code review with information provided by the City of Marshalltown Building Officials. His report is attached. The major conclusion is that the building would be classified as S-1 and that a sprinkler will be required.

We feel that the hog buying station could be considered agriculture instead of S-1. The hog buying station in Ottumwa is not sprinklered and is in the center of the city. We are assuming that this was classified as agricultural.

We have provided a plan view of the building. The proposed pen area will be 6" wide x 4' high concrete pen walls, a steel framed building with steel purlings, girts and siding, and foundation for the steel frames. The office will be similar construction except no 4' high concrete walls.

The wood chips that are placed in the pen and are cleaned out will be stored in an outside bunker with 8' high concrete walls on 3 sides. It will not be inside of the steel building. The dead animal storage will be similar but will have a privacy gate.

Shari Coughenour
City Clerk
May 20, 2019



Street Access

We have utilized the existing road access off East Main Street. This access is approximately 945 feet from the intersection of North 18th Avenue. This is an intersection with a 4-way stop. The site access is shown on sheet C-201.

Sanitary Sewer Access

The nearest sanitary sewer is located on East Main Street. The facility will have about 4 to 8 employees. We are anticipating a flow as follows.

Employees - 8 x 20 gallons per employee = 160 gpd

Showers - 10 showers x 20 gallons per employee = 200 gpd

Washdown - 2000 gpd

Total 2360 gpd

We will utilize an 8" sewer due to the length and the possibility of future sites along North 18th Avenue.

The proposed sanitary sewer is shown on sheet C-201.

Water Service

The nearest watermain that can be tapped is on the west side of East Main Street. There is a 16" main on the east side but is used for looping purposes only. There is a 12" watermain that is running north on the west side of the East Main Street that will be connected. The proposed watermain to the site will be an 8" C900 PVC Pipe. The tap will be completed by the City on the 12" watermain. A 1" service connection will be made from the 8" riser in the building before the fire sprinkler system. We are anticipating a sprinkler system will be required.

The proposed watermain layout is attached on the sheet C-201.

Storm Sewer and Storm Water Management

We have designed a storm water retention pond that will store the equivalent of the 5-year storm. We have modeled these scenarios in Hydro CAD. The results are as follows:

Watershed Area, acre	8.7
5-year Existing Storm Flow, cfs	8.64
Proposed 100-year Storm Flow to Pond	41.9
Proposed 100-year Storm Flow/from Pond, cfs	4.7
Proposed Discharge Pipe	2 - 12" culverts

The hydro CAD model is attached.

The site will drain directly to the pond and discharge to the storm water ditch to the east side of the property. The storm water from outside of the site work will bypass the stormwater

Shari Coughenour
City Clerk
May 20, 2019



through a shallow ditch on the west and north sides of the proposed site work. This bypass will discharge to the same location as it is presently.

The proposed pond and bypass ditch is attached in sheet C-301.

Site Work

We have provided roads and parking areas for semi-truck traffic throughout the site. Parking will be provided for up to 10 cars with 1 handicap stall. See sheet C-101 and C-102 for turning radius and access.

All pedestrian entrances will be handicap acceptable. See sheet C-301 for handicap stalls and elevations.

We have utilized excavation from the detention pond to balance the earthwork for the building pond.

The site work is attached in sheet C-301.

Should you have any questions, or need clarification of anything presented in the attached letter, please do not hesitate to call me at 507-831-2703

Sincerely,

Wenck

A handwritten signature in black ink, appearing to read 'Dennis Johnson'.

Dennis Johnson, P.E.
Principal

Attachments: Code Review
 Plans
 Hydro CAD Model



Date: April 29, 2019

To: Dennis Johnson – Wenck Engineering
Re: Hog Buying Station – Marshalltown, Iowa

From: Keith Nichols

Dear Mr. Johnson,

I have reviewed the plan you provided me for the building and here is the code review and analysis...**Code Reference: 2015 IBC**

Sprinkler system – Yes – Required by section 903.2.9

Metal construction – Yes (all wood enclosed within a wall construction to be Fire Resistive)

Construction - Type II-B

312 Use and Occupancy

S-1 occupancy (*main occ.*) 24,900 s.f.

B occupancy (*accessory occ.*) 1,200 s.f.

The B occupancy is less than 10% of the total building area (primary occupancy) and thus no occupancy separation is required.

Chapter 5 General Building Heights and Areas S-1 (Non-sprinkler)

504.4 - Building Stories Allowable	2 Stories	
Building Stories Actual	1 Story	Building Complies

504.3 - Building Height Allowable	55 feet	
Building Height Actual	25 feet	Building Complies

506.2 - Building Area Allowable	70,000 s.f.	
Building Area Allowable	83,125 s.f.	Adj. per Section 506
Building Area Actual	26,100 s.f.	Building Complies

506.2.1 Area Modifications Single occupancy, one-story buildings

$$A_a = A_t + [NS \times I_f] +$$

$$A_a = 70,000 + [17,500 \times .75]$$

$$A_a = 70,000 + 13,125 \text{ s.f.}$$

$$A_a = 83,125 \text{ s.f.}$$

506.3.3 Frontage Increase: $I_f = [F / P - 0.25] W / 30 = [692' / 692' - 0.25] 30 / 30 = .75$



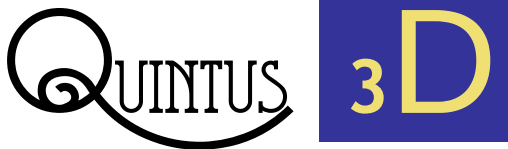


Table 601 Fire-Resistance Rating Requirements for Building Elements Listed in Hours

Building Element	Type II – B
Primary Structural Frame	0 hr.
Bearing Walls	
Exterior	0 hr
Interior	0 hr
Nonbearing walls Ext	See Table 602
Nonbearing walls Int	0 hr
Floors and secondary members	0 hr
Roof and secondary members	0 hr

Chapter 9 Fire Protection Systems

903.2.9 Group S-1: An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A group S-1 fire area exceeds 12,000 square feet.

Table 906.3(1) Fire Extinguishers for Class A Fire Hazards

Ordinary (Moderate) Hazard Occupancy

Min. Rated Single Extinguisher	2-A
Max. Floor Area / Unit of A	1,500 s.f.
Max. Floor Area	11,250 s.f.
Max Travel Distance to Extinguisher	75 feet

Chapter 10 Means of Egress

Section 1004.1

S-1	Occ load	= 24,900 s.f./300 oc/s.f.	83 Occ.
B-1	Office Occ Load	= 1,200 s.f./100 oc/s.f.	12 Occ.

Table 1006.2.1

Two accessible means of egress exits are required form the S-1 Bldg.

1007.1.1 Two exit or exit access doorways

Exit doors shall not be less than 1/2 the length of the max. diagonal.

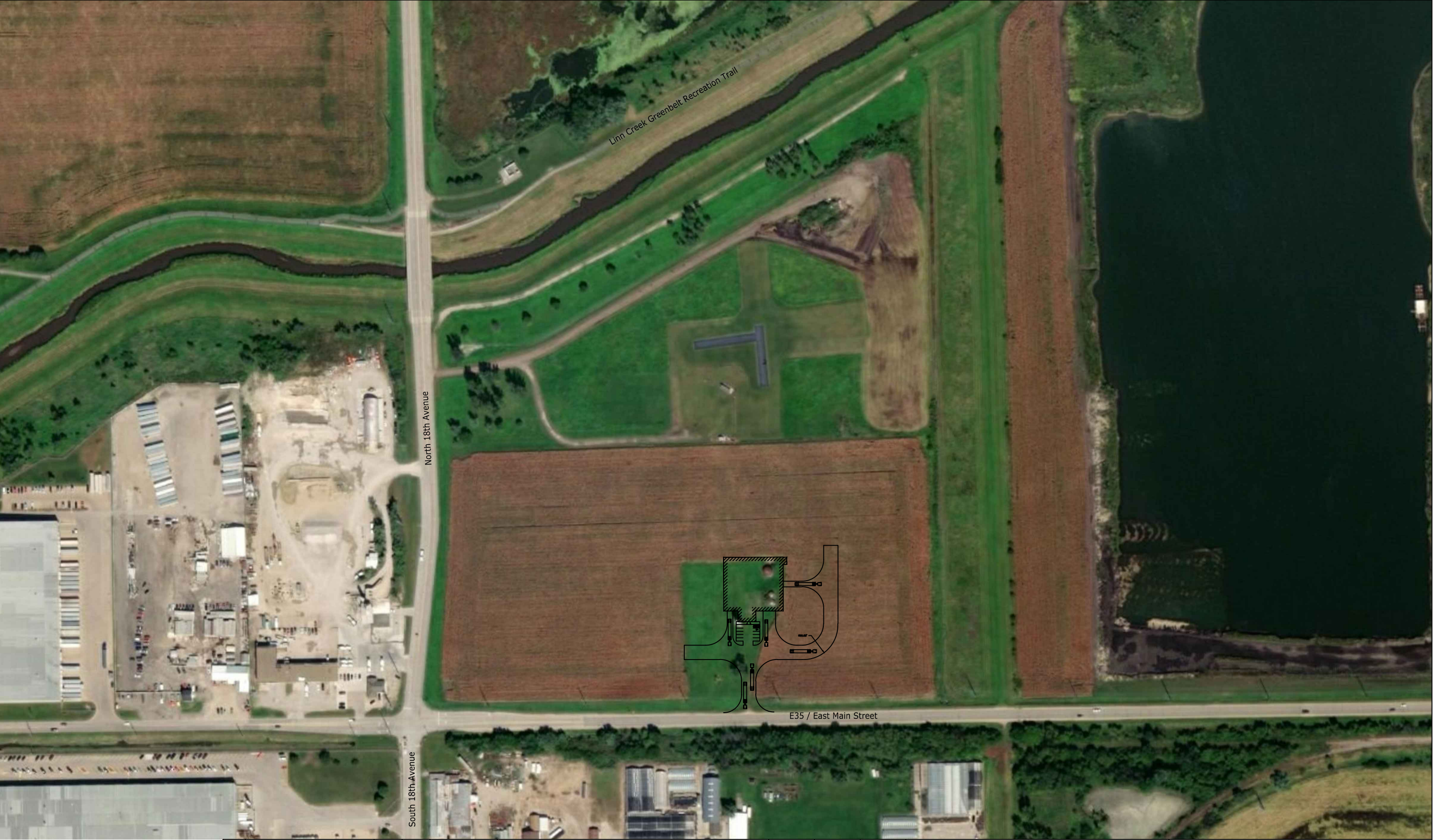
Max. Diagonal = 230 feet, 1/2 = 115 feet

Table 1017.2 Exit Access Travel Distance

S-1	250 feet
B	300 feet

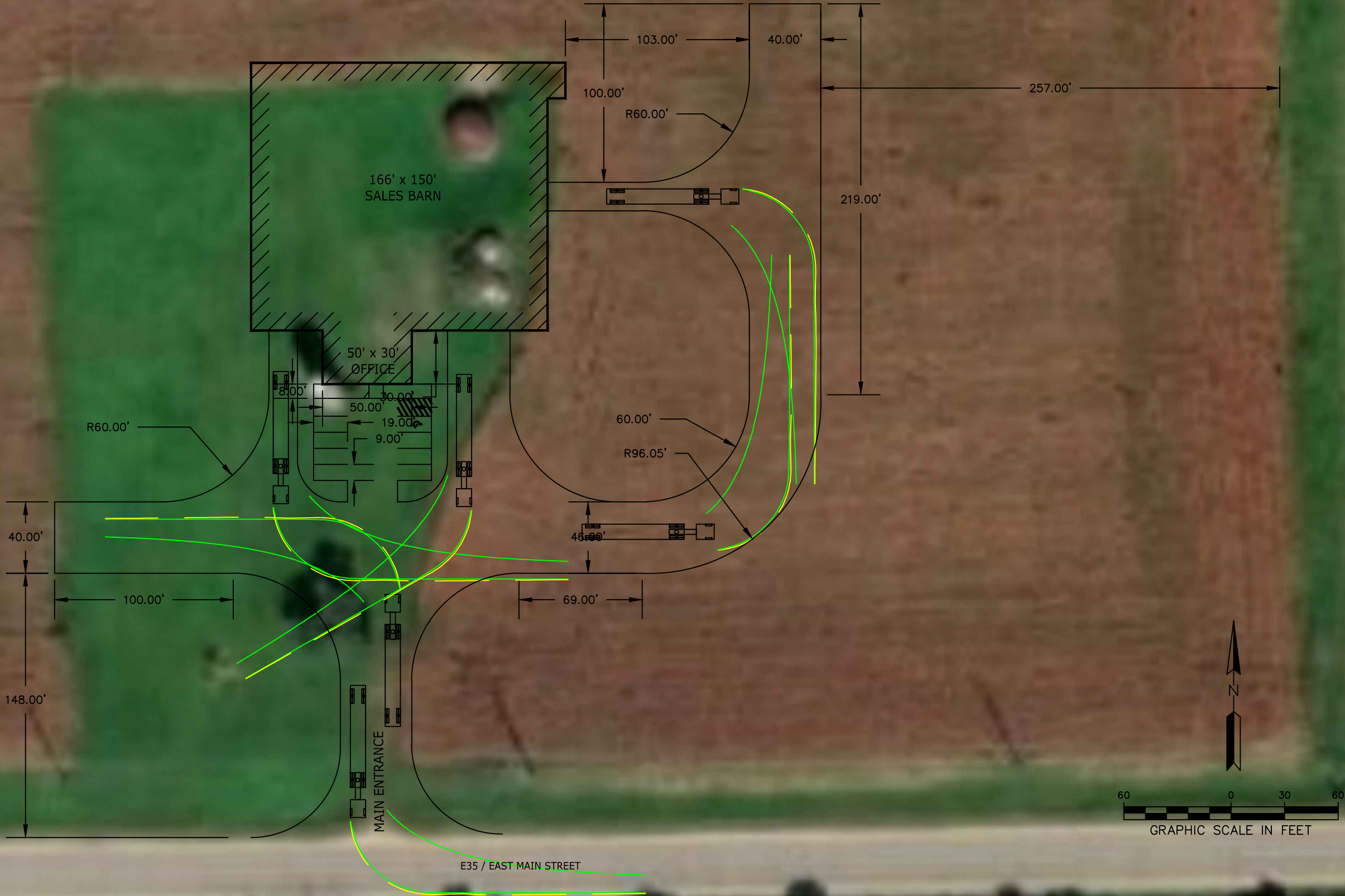
Table 2902.1 Min. Number of Required Plumbing Fixtures

S-1	1 Women's & 1 Men's toilet room with one toilet and one sink
B	1 unisex for occupancies under 15



						 1012 5th Ave., Suite 1B Windom, MN 56101 (507) 831-2703 (507) 831-5271 Responsive partner. Exceptional outcomes.	DWN BY TNT	CHK'D MPJ	APP'D DJJ	PROJECT Marshalltown Hog Buying Station	SHEET TITLE Overall Site Plan Option 2		
							CLIENT New Modern Concepts 824 Brooks Road Iowa Falls, IA 50126		PROJECT NO. P2019-0430	SHEET NO. C-101	REV NO.		
							DWG DATE 4/23/2019		SCALE 1" = 250'				
REV	REVISION	DESCRIPTION	DWN	APP	REV DATE								

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REV	REVISION DESCRIPTION	DWN	APP	REV DATE



WENCK
ASSOCIATES

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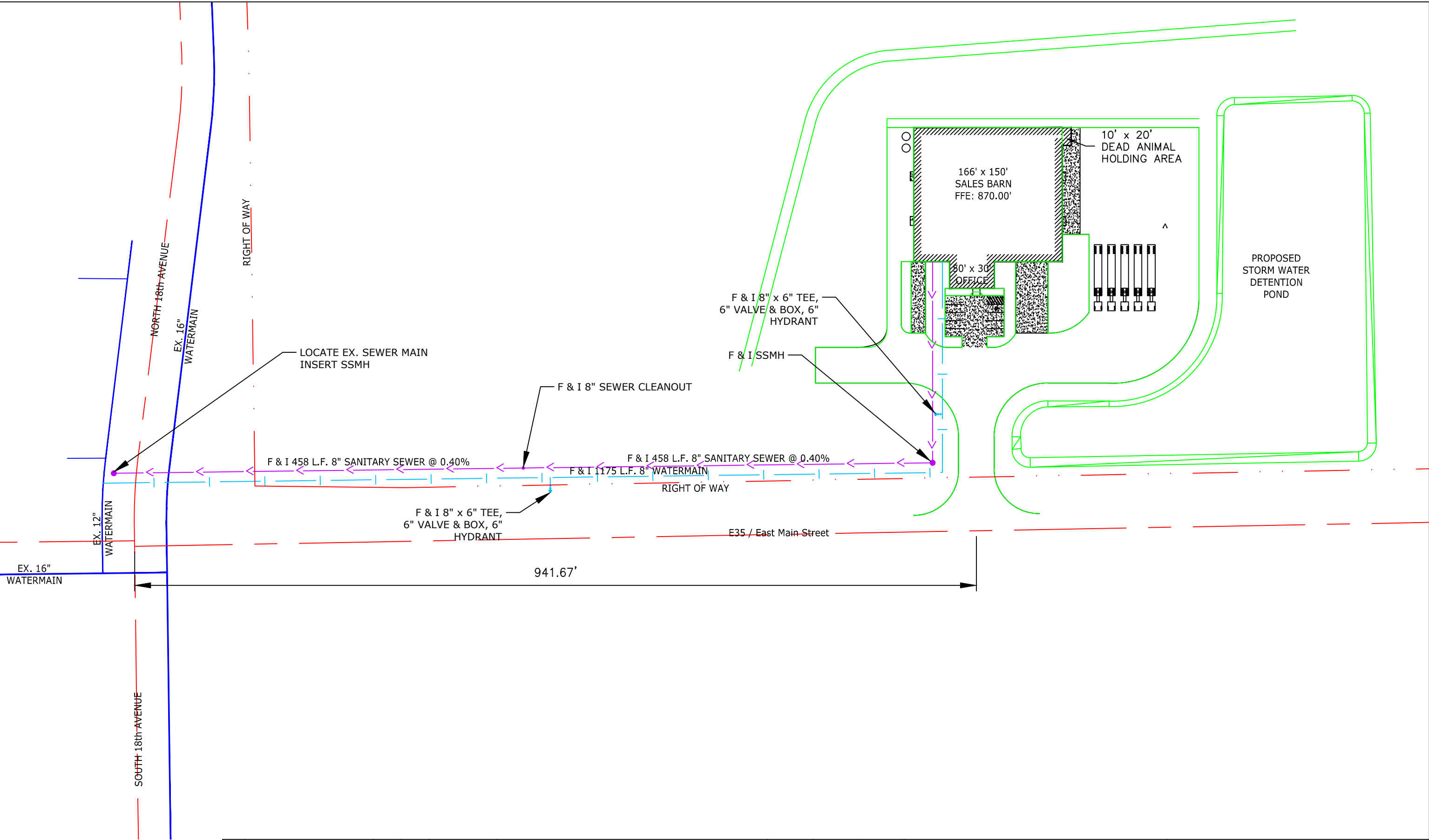
1012 5th Ave., Suite 1B
Windom, MN 56101
(507) 831-2703
(507) 831-5271

DWN BY TNT	CHK'D MPJ	APP'D DJJ
DWG DATE 4/23/2019		
SCALE 1" = 60'		

PROJECT	Marshalltown Hog Buying Station
CLIENT	New Modern Concepts 824 Brooks Road Iowa Falls, IA 50126

SHEET TITLE Building & Lot Layout Option 2		
PROJECT NO. P2019-0430	SHEET NO. C-102	REV NO.

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REV	REVISION DESCRIPTION	DWN	APP	REV DATE



WENCK
ASSOCIATES

Responsive partner. Exceptional outcomes.

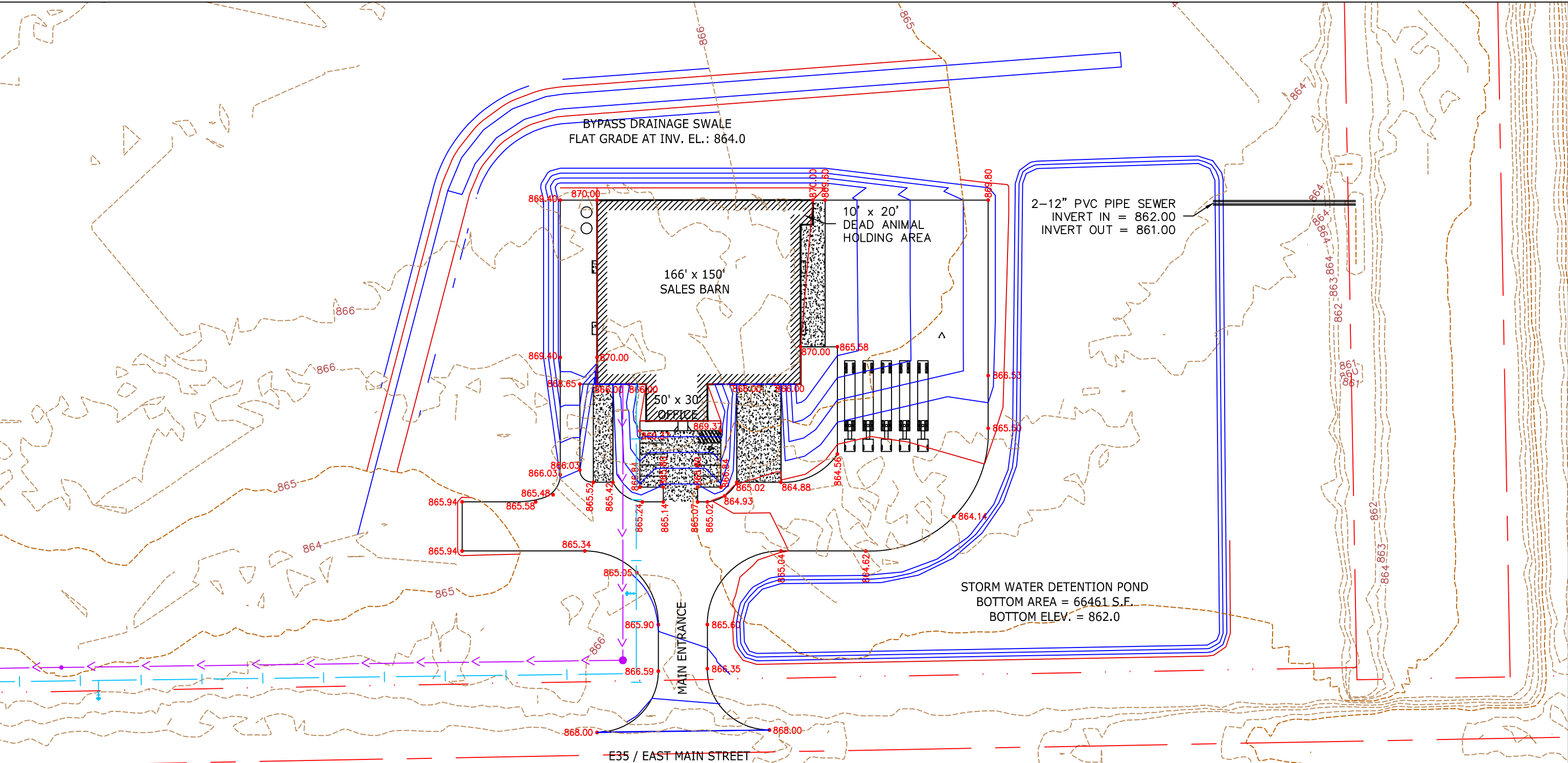
1012 5th Ave., Suite 1B
Winona, MN 56101
(507) 831-2703
(507) 831-5271

DWN BY TNT	CHK'D MPJ	APP'D DJJ
DWG DATE 5/6/2019		
SCALE 1" = 100'		

PROJECT Marshalltown Hog Buying Station
CLIENT New Modern Concepts 824 Brooks Road Iowa Falls, IA 50126

SHEET TITLE Utility Plan		
PROJECT NO. P2019-0430	SHEET NO. C-201	REV NO.

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Name	Fill Factor	2d Area(Sq. Ft.)	Cut(adjusted)(Cu. Yd.)	Fill(adjusted)(Cu. Yd.)	Net(adjusted)(Cu. Yd.)
Site	1.300	306998.20	8617.13	13088.50	4471.38<Fill>

BLDG. FLOOR:
GRAVEL BASE: $26,600 \times 0.5 / 27 = 493$ C.Y.
CONCRETE SLAB : $26,600 \times 0.5 / 27 = 493 + 22$ (THK EDGES) = 515 C.Y.
TOTAL: 1008 C.Y.

DRIVES
ROCK BASE: $63,392 \times 0.5 / 27 = 1174$ C.Y.
GRAVEL BASE: $63,392 \times 1 / 27 = 2348$ C.Y.
CONCRETE FLSTWORK: $10,440 \times 0.5 / 27 = 194$ C.Y.
TOTAL: 3716 C.Y.
GRAND TOTAL: 4724 C.Y.

REV	REVISION DESCRIPTION	DWN	APP	REV DATE

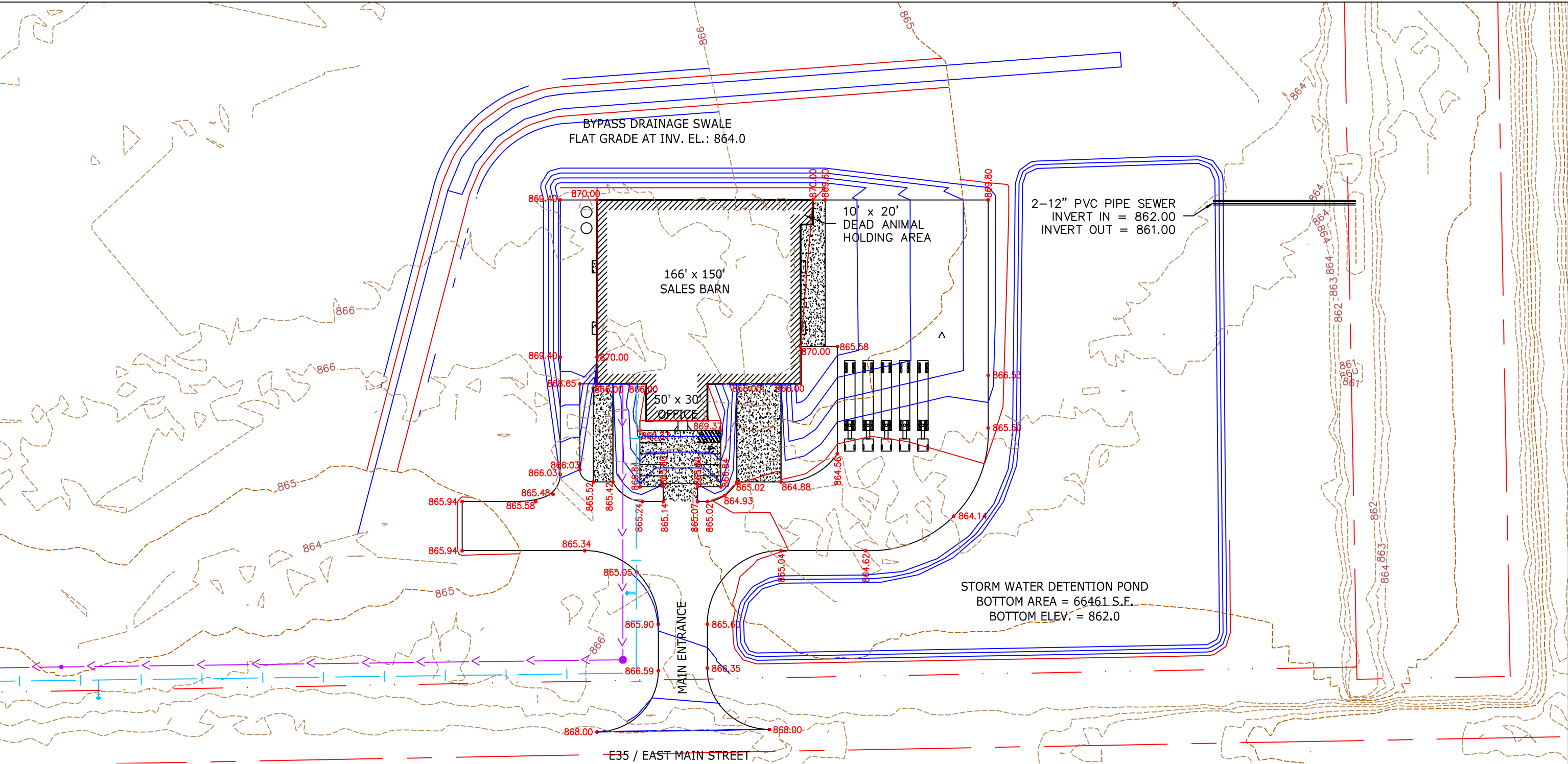


1012 5th Ave., Suite 1B
Winona, MN 56101
(507) 831-2703
(507) 831-5271

Responsive partner. Exceptional outcomes.

DWN BY TNT	CHK'D MPJ	APP'D DJJ	PROJECT Marshalltown Hog Buying Station	SHEET TITLE Grading Plan
DWG DATE 5/6/2019	CLIENT New Modern Concepts 824 Brooks Road Iowa Falls, IA 50126	PROJECT NO. P2019-0430	SHEET NO. C-301	REV NO.
SCALE 1" = 80'				

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Name	Fill Factor	2d Area(Sq. Ft.)	Cut(adjusted)(Cu. Yd.)	Fill(adjusted)(Cu. Yd.)	Net(adjusted)(Cu. Yd.)
Site	1.300	306998.20	8617.13	13088.50	4471.38<Fill>

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TOTAL: 3716 C.Y.
GRAND TOTAL: 4724 C.Y.

REV	REVISION DESCRIPTION	DWN	APP	REV DATE



1012 5th Ave., Suite 1B
Windom, MN 56101
(507) 831-2703
(507) 831-5271

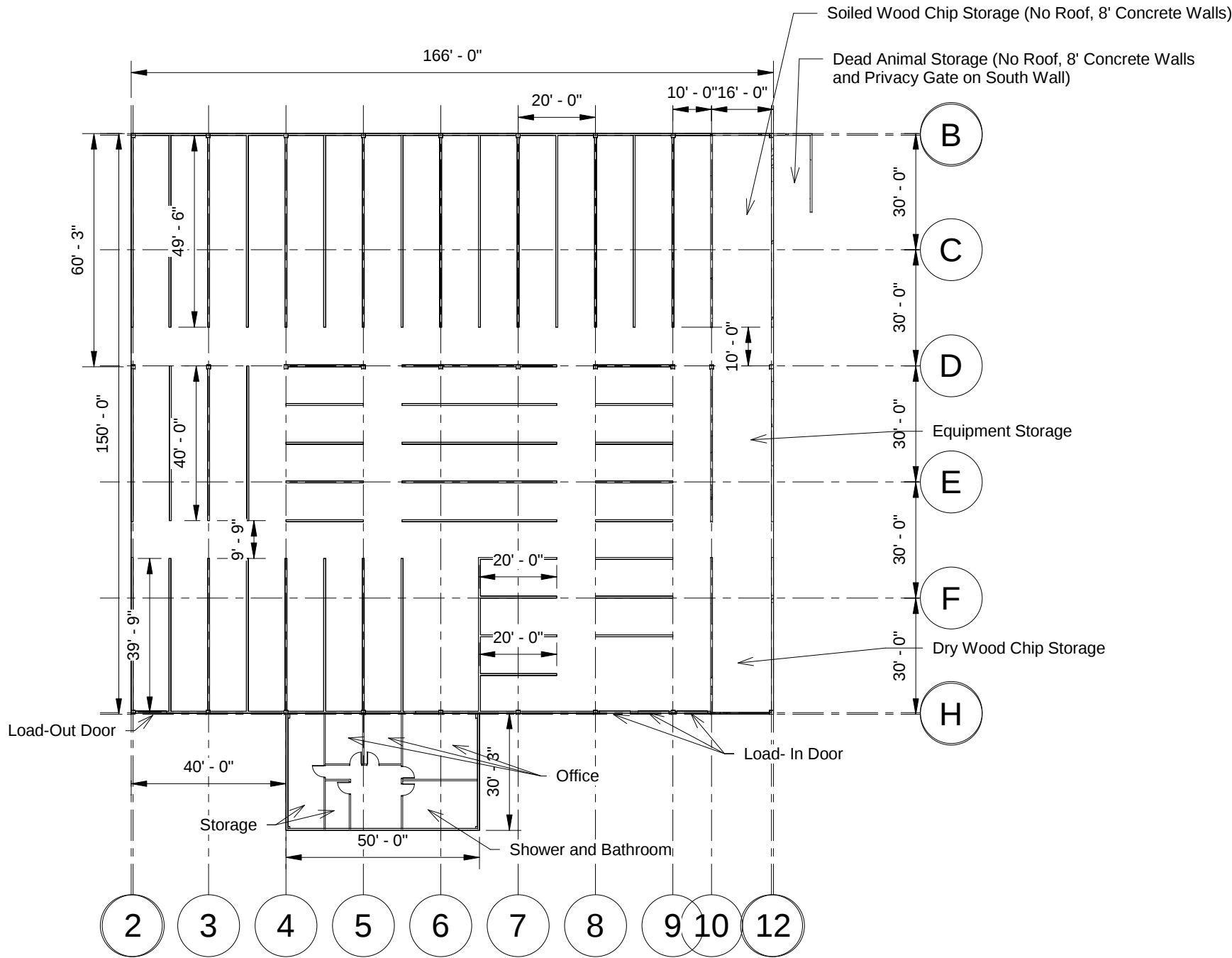
Responsive partner. Exceptional outcomes.

DWN BY TNT	CHK'D MPJ	APP'D DJJ	PROJECT Marshalltown Hog Buying Station	SHEET TITLE Grading Plan
DWG DATE 5/6/2019	CLIENT New Modern Concepts 824 Brooks Road Iowa Falls, IA 50126	PROJECT NO. P2019-0430	SHEET NO. C-401	REV NO.
SCALE 1" = 80'				

Note: In pen area, 6" Thick x 4' Tall Concrete Walls
Steel Frame and Steel Siding
Ventilation: Sidewall Curtains and Peak - Power Ventilated

Office area, 3' 6" Concrete Foundation Wall and Footing
Steel Frame and Steel Siding

4" or 5" Concrete Floors



1 Floor
1/32" = 1'-0"

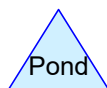
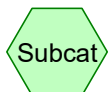
					 1012 5th AVE., Suite 1B WINDOM, MN 56101 507-831-2703 507-831-5271 Responsive partner. Exceptional outcomes.	DWN BY TNT	CHK'D DJJ	APP'D DJJ	PROJECT Parks of Iowa	SHEET TITLE Plan View		
						DWG DATE 5-17-19	CLIENT Hog Buying Station M811 Main Street Marshalltown, Iowa	PROJECT NO. Project Number	SHEET NO. S.1	REV NO.		
						SCALE 1/32" = 1'-0"						
REV	REVISION DESCRIPTION	DWN	APP	REV DATE								



Site Watershed



Existing Waterway



Routing Diagram for Hog Buying Station Existing

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Hog Buying Station Existing

Prepared by Wenck

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
8.740	78	Row crops, straight row, Good, HSG B (SWS)
8.740	78	TOTAL AREA

Hog Buying Station Existing

Prepared by Wenck

HydroCAD® 10.00-20 s/n 02201 © 2017 HydroCAD Software Solutions LLC

MSE 24-hr 3 5 yr Rainfall=3.79"

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Page 3

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

SubcatchmentSWS: Site Watershed

Runoff Area=8.740 ac 0.00% Impervious Runoff Depth=1.72"
Tc=60.0 min CN=78 Runoff=8.64 cfs 1.254 af

Link SO: Existing Waterway

Inflow=8.64 cfs 1.254 af
Primary=8.64 cfs 1.254 af

Total Runoff Area = 8.740 ac Runoff Volume = 1.254 af Average Runoff Depth = 1.72"
100.00% Pervious = 8.740 ac 0.00% Impervious = 0.000 ac

Hog Buying Station Existing

Prepared by Wenck

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MSE 24-hr 3 5 yr Rainfall=3.79"

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Page 4

Summary for Subcatchment SWS: Site Watershed

Runoff = 8.64 cfs @ 12.86 hrs, Volume= 1.254 af, Depth= 1.72"

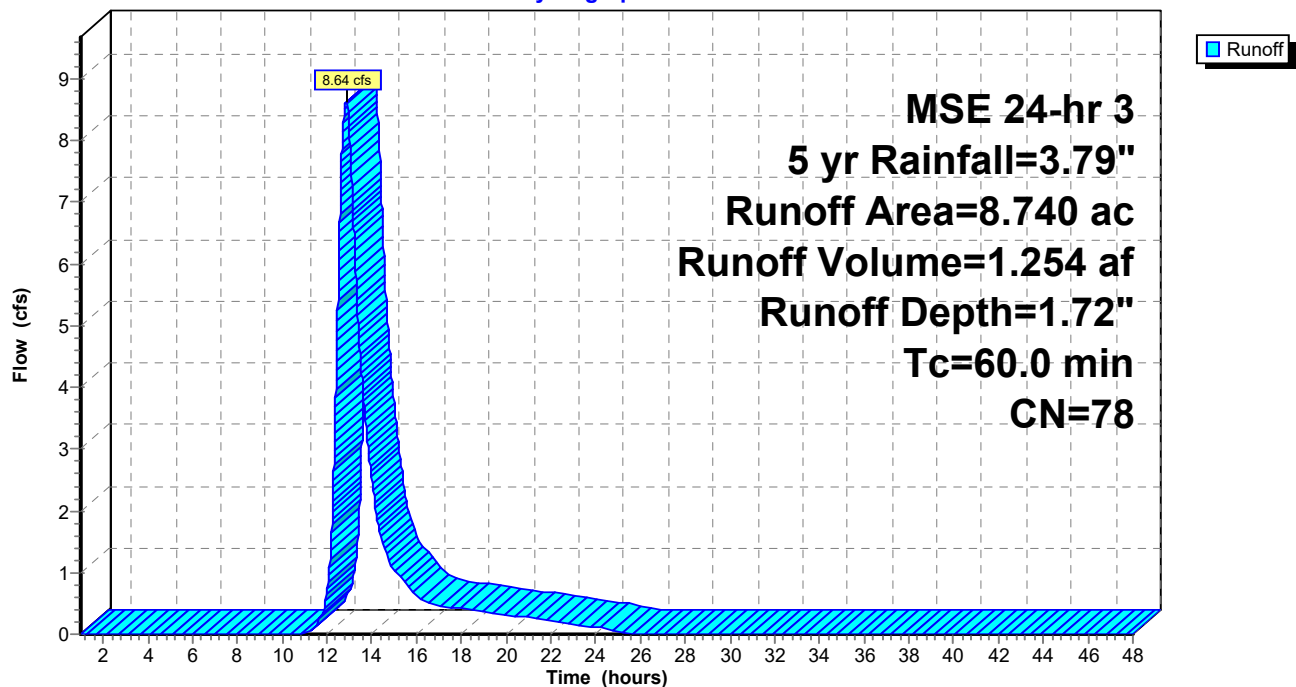
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 5 yr Rainfall=3.79"

Area (ac)	CN	Description
8.740	78	Row crops, straight row, Good, HSG B
8.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
60.0					Direct Entry, Site Watershed

Subcatchment SWS: Site Watershed

Hydrograph



Hog Buying Station Existing

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MSE 24-hr 3 5 yr Rainfall=3.79"

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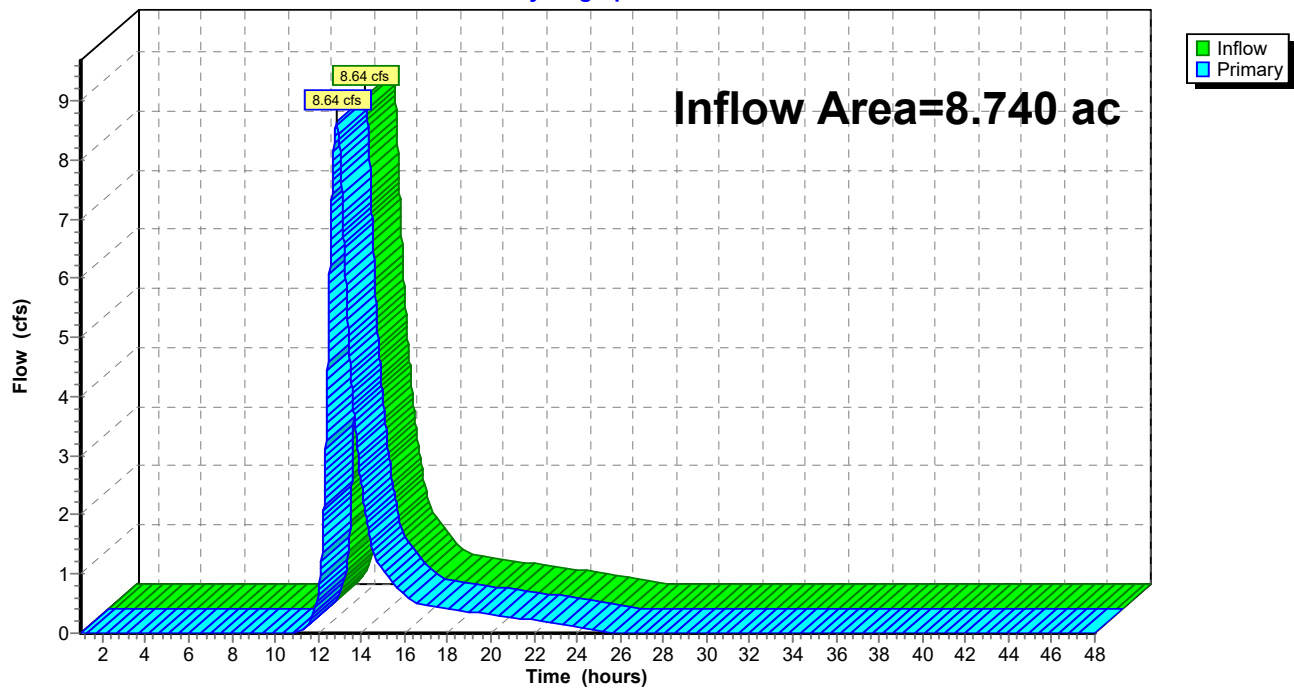
Summary for Link SO: Existing Waterway

Inflow Area = 8.740 ac, 0.00% Impervious, Inflow Depth = 1.72" for 5 yr event
Inflow = 8.64 cfs @ 12.86 hrs, Volume= 1.254 af
Primary = 8.64 cfs @ 12.87 hrs, Volume= 1.254 af, Atten= 0%, Lag= 0.6 min

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Link SO: Existing Waterway

Hydrograph



Hog Buying Station Existing

MSE 24-hr 3 100 yr Rainfall=6.91"

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Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

SubcatchmentSWS: Site Watershed

Runoff Area=8.740 ac 0.00% Impervious Runoff Depth=4.39"
Tc=60.0 min CN=78 Runoff=22.32 cfs 3.200 af

Link SO: Existing Waterway

Inflow=22.32 cfs 3.200 af
Primary=22.32 cfs 3.200 af

Total Runoff Area = 8.740 ac Runoff Volume = 3.200 af Average Runoff Depth = 4.39"
100.00% Pervious = 8.740 ac 0.00% Impervious = 0.000 ac

Hog Buying Station Existing

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MSE 24-hr 3 100 yr Rainfall=6.91"

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Summary for Subcatchment SWS: Site Watershed

Runoff = 22.32 cfs @ 12.80 hrs, Volume= 3.200 af, Depth= 4.39"

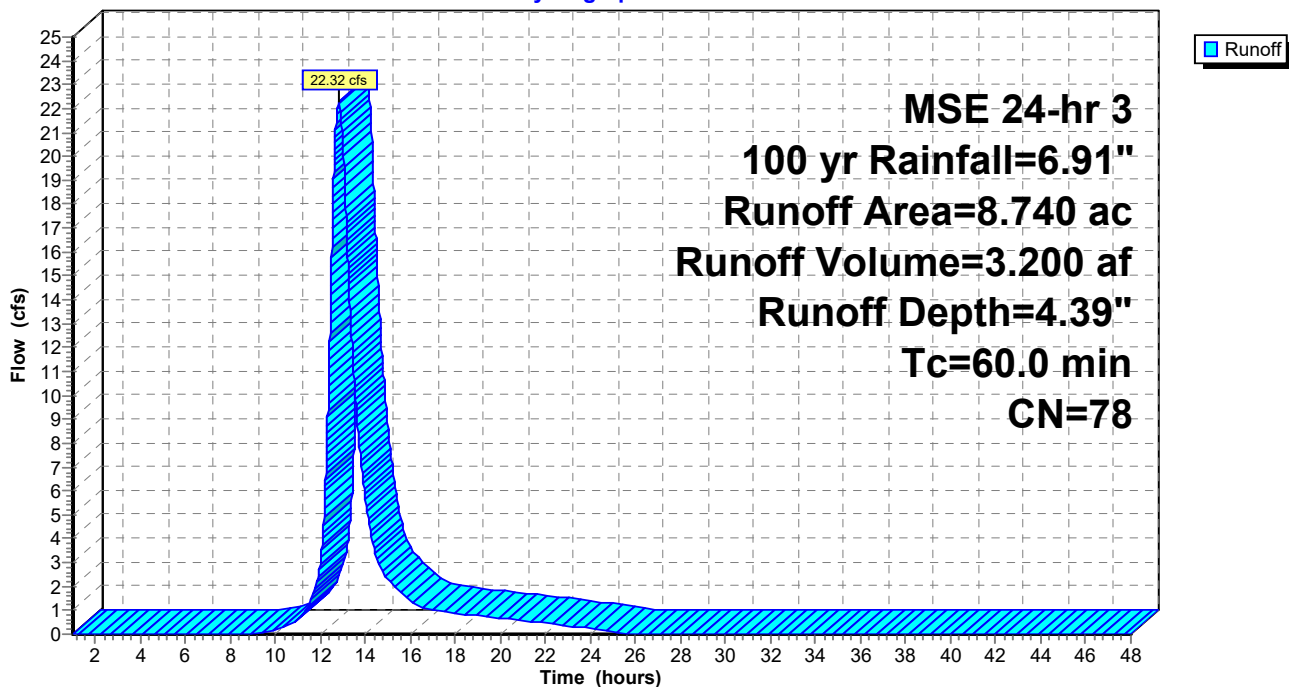
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100 yr Rainfall=6.91"

Area (ac)	CN	Description
8.740	78	Row crops, straight row, Good, HSG B
8.740		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
60.0					Direct Entry, Site Watershed

Subcatchment SWS: Site Watershed

Hydrograph



Hog Buying Station Existing

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MSE 24-hr 3 100 yr Rainfall=6.91"

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Page 8

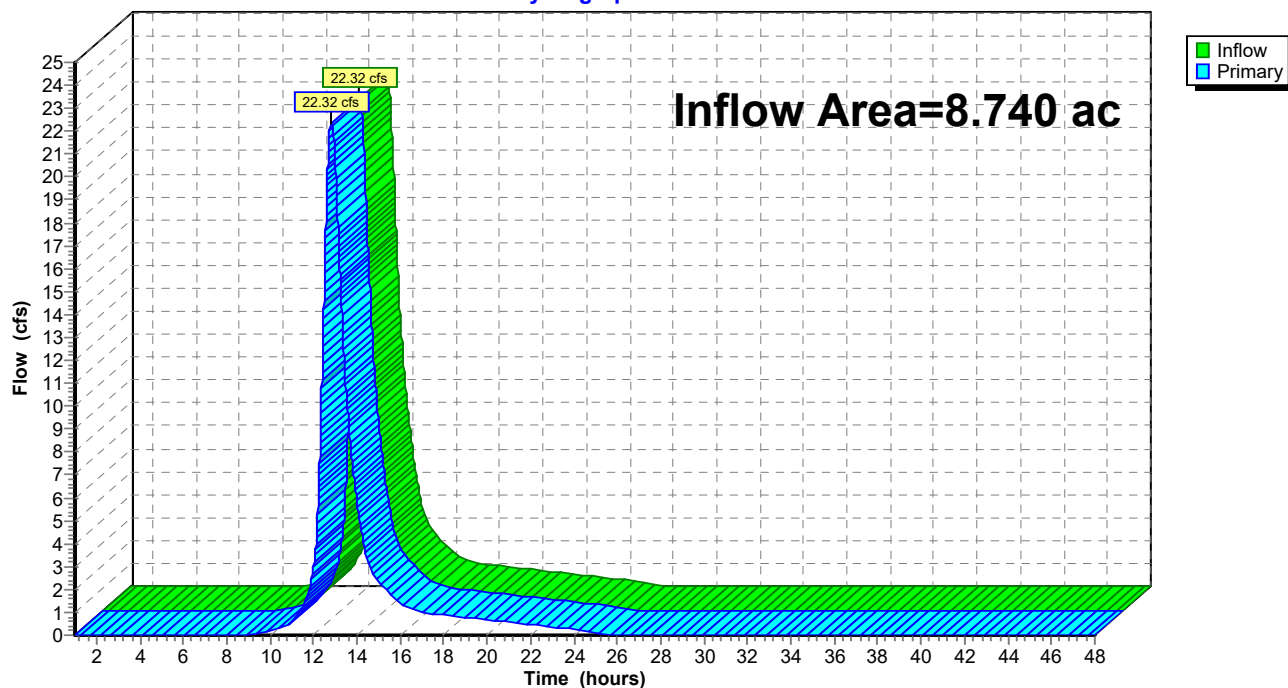
Summary for Link SO: Existing Waterway

Inflow Area = 8.740 ac, 0.00% Impervious, Inflow Depth = 4.39" for 100 yr event
Inflow = 22.32 cfs @ 12.80 hrs, Volume= 3.200 af
Primary = 22.32 cfs @ 12.81 hrs, Volume= 3.200 af, Atten= 0%, Lag= 0.6 min

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

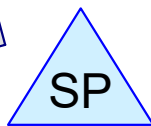
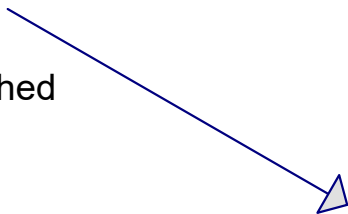
Link SO: Existing Waterway

Hydrograph





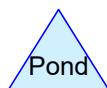
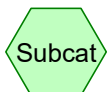
Site Watershed



Proposed Pond



Existing Waterway



Routing Diagram for Hog Buying Station

Prepared by Wenck, Printed 5/16/2019

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Hog Buying Station

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.300	100	(SWS)
6.400	69	Pasture/grassland/range, Fair, HSG B (SWS)
8.700	77	TOTAL AREA

Hog Buying Station

Prepared by Wenck

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Page 3

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	SP	862.00	861.00	100.0	0.0100	0.010	12.0	0.0	0.0
2	SP	862.00	860.50	100.0	0.0150	0.010	12.0	0.0	0.0

Hog Buying Station

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MSE 24-hr 3 5 yr Rainfall=3.79"

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Page 4

Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

SubcatchmentSWS: Site Watershed

Runoff Area=8.700 ac 26.44% Impervious Runoff Depth=1.65"
Tc=20.0 min CN=77 Runoff=15.91 cfs 1.196 af

Pond SP: Proposed Pond

Peak Elev=862.47' Storage=0.740 af Inflow=15.91 cfs 1.196 af
Outflow=1.32 cfs 1.075 af

Link SO: Existing Waterway

Inflow=1.32 cfs 1.075 af
Primary=1.32 cfs 1.075 af

Total Runoff Area = 8.700 ac Runoff Volume = 1.196 af Average Runoff Depth = 1.65"
73.56% Pervious = 6.400 ac 26.44% Impervious = 2.300 ac

Hog Buying Station

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MSE 24-hr 3 5 yr Rainfall=3.79"

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Summary for Subcatchment SWS: Site Watershed

Runoff = 15.91 cfs @ 12.30 hrs, Volume= 1.196 af, Depth= 1.65"

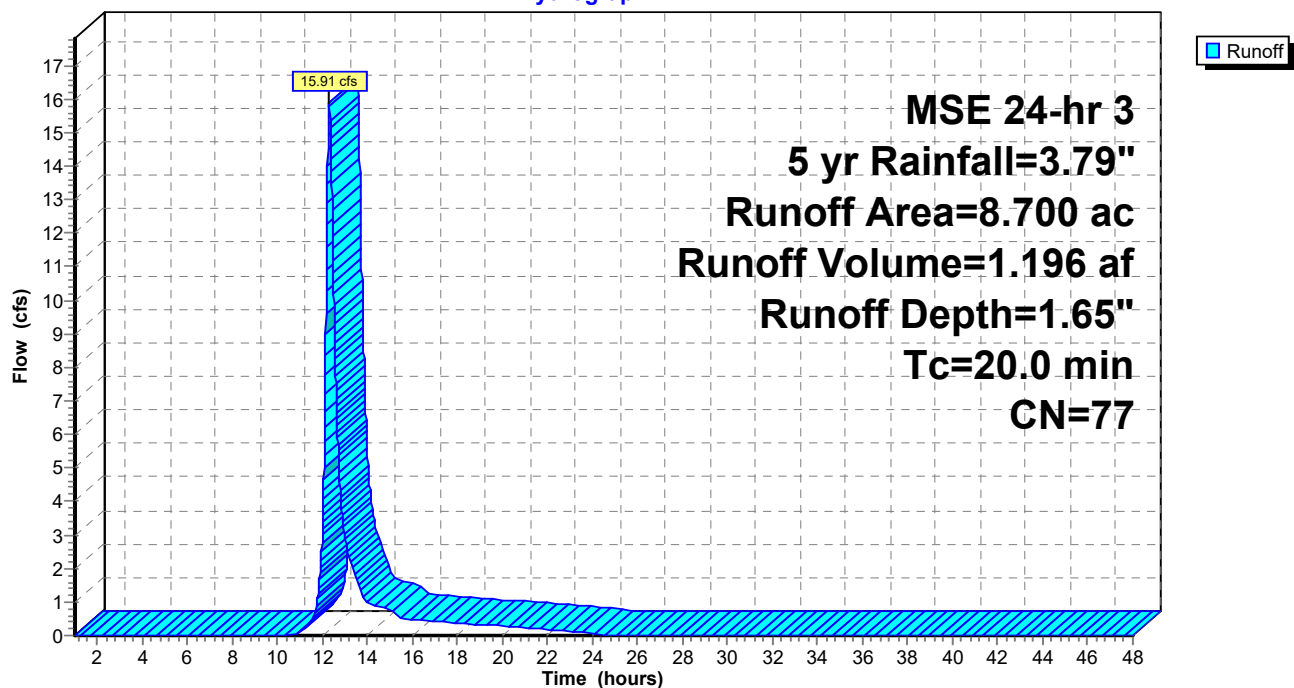
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 5 yr Rainfall=3.79"

Area (ac)	CN	Description
* 2.300	100	
6.400	69	Pasture/grassland/range, Fair, HSG B
8.700	77	Weighted Average
6.400		73.56% Pervious Area
2.300		26.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry, Site Watershed

Subcatchment SWS: Site Watershed

Hydrograph



Hog Buying Station

Prepared by Wenck

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MSE 24-hr 3 5 yr Rainfall=3.79"

Printed 5/16/2019

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Summary for Pond SP: Proposed Pond

Inflow Area = 8.700 ac, 26.44% Impervious, Inflow Depth = 1.65" for 5 yr event
Inflow = 15.91 cfs @ 12.30 hrs, Volume= 1.196 af
Outflow = 1.32 cfs @ 13.74 hrs, Volume= 1.075 af, Atten= 92%, Lag= 86.5 min
Primary = 1.32 cfs @ 13.74 hrs, Volume= 1.075 af

Routing by Sim-Route method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 862.47' @ 13.74 hrs Surf.Area= 1.652 ac Storage= 0.740 af

Plug-Flow detention time= 461.2 min calculated for 1.075 af (90% of inflow)
Center-of-Mass det. time= 417.6 min (1,245.2 - 827.6)

Volume	Invert	Avail.Storage	Storage Description
#1	862.00'	3.596 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
862.00	1.525	0.000	0.000
863.00	1.798	1.661	1.661
864.00	2.070	1.934	3.596

Device	Routing	Invert	Outlet Devices
#1	Primary	862.00'	12.0" Round Culvert L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 862.00' / 861.00' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Primary	862.00'	12.0" Round Culvert L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 862.00' / 860.50' S= 0.0150 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.32 cfs @ 13.74 hrs HW=862.47' TW=0.00' (Dynamic Tailwater)

1=Culvert (Inlet Controls 0.66 cfs @ 1.83 fps)

2=Culvert (Inlet Controls 0.66 cfs @ 1.83 fps)

Hog Buying Station

Prepared by Wenck

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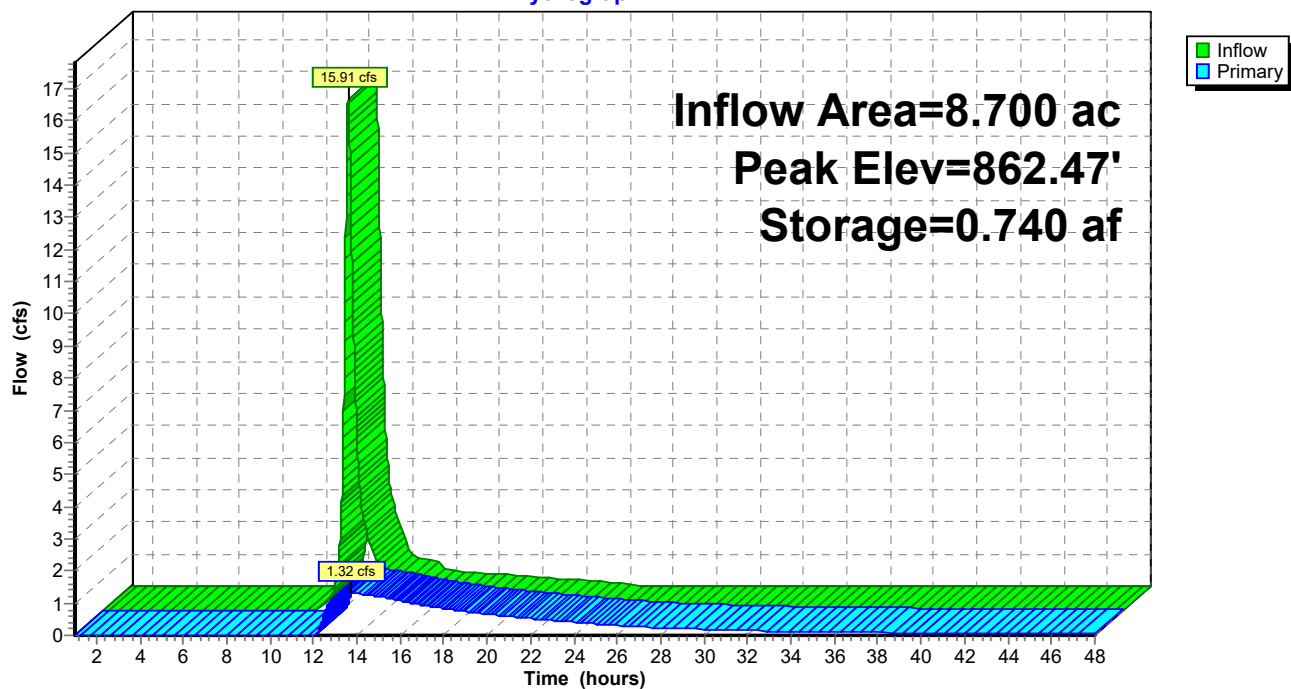
MSE 24-hr 3 5 yr Rainfall=3.79"

Printed 5/16/2019

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Pond SP: Proposed Pond

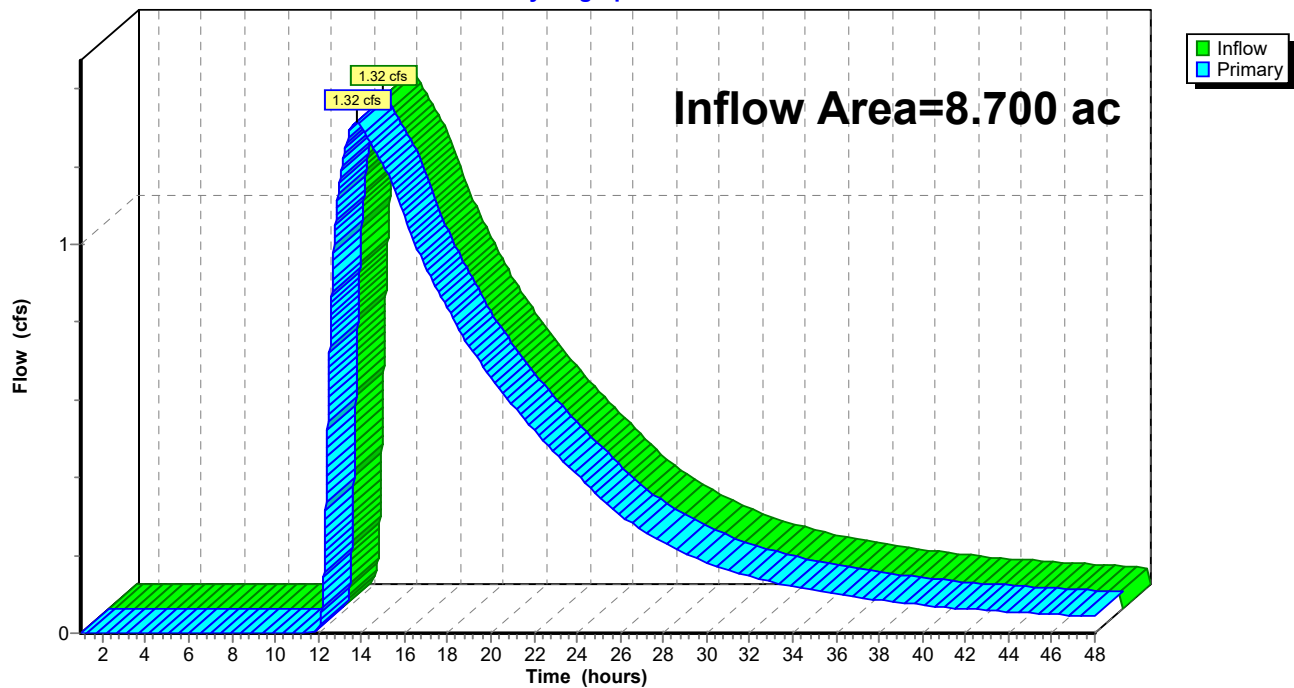
Hydrograph



Summary for Link SO: Existing Waterway

Inflow Area = 8.700 ac, 26.44% Impervious, Inflow Depth > 1.48" for 5 yr event
Inflow = 1.32 cfs @ 13.74 hrs, Volume= 1.075 af
Primary = 1.32 cfs @ 13.75 hrs, Volume= 1.075 af, Atten= 0%, Lag= 0.6 min

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Link SO: Existing Waterway**Hydrograph**

Hog Buying Station

Prepared by Wenck

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MSE 24-hr 3 100 yr Rainfall=6.91"

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Time span=1.00-48.00 hrs, dt=0.01 hrs, 4701 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

SubcatchmentSWS: Site Watershed

Runoff Area=8.700 ac 26.44% Impervious Runoff Depth=4.29"
Tc=20.0 min CN=77 Runoff=41.72 cfs 3.107 af

Pond SP: Proposed Pond

Peak Elev=863.12' Storage=1.872 af Inflow=41.72 cfs 3.107 af
Outflow=4.69 cfs 2.971 af

Link SO: Existing Waterway

Inflow=4.69 cfs 2.971 af
Primary=4.69 cfs 2.971 af

Total Runoff Area = 8.700 ac Runoff Volume = 3.107 af Average Runoff Depth = 4.29"
73.56% Pervious = 6.400 ac 26.44% Impervious = 2.300 ac

Hog Buying Station

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MSE 24-hr 3 100 yr Rainfall=6.91"

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Summary for Subcatchment SWS: Site Watershed

Runoff = 41.72 cfs @ 12.29 hrs, Volume= 3.107 af, Depth= 4.29"

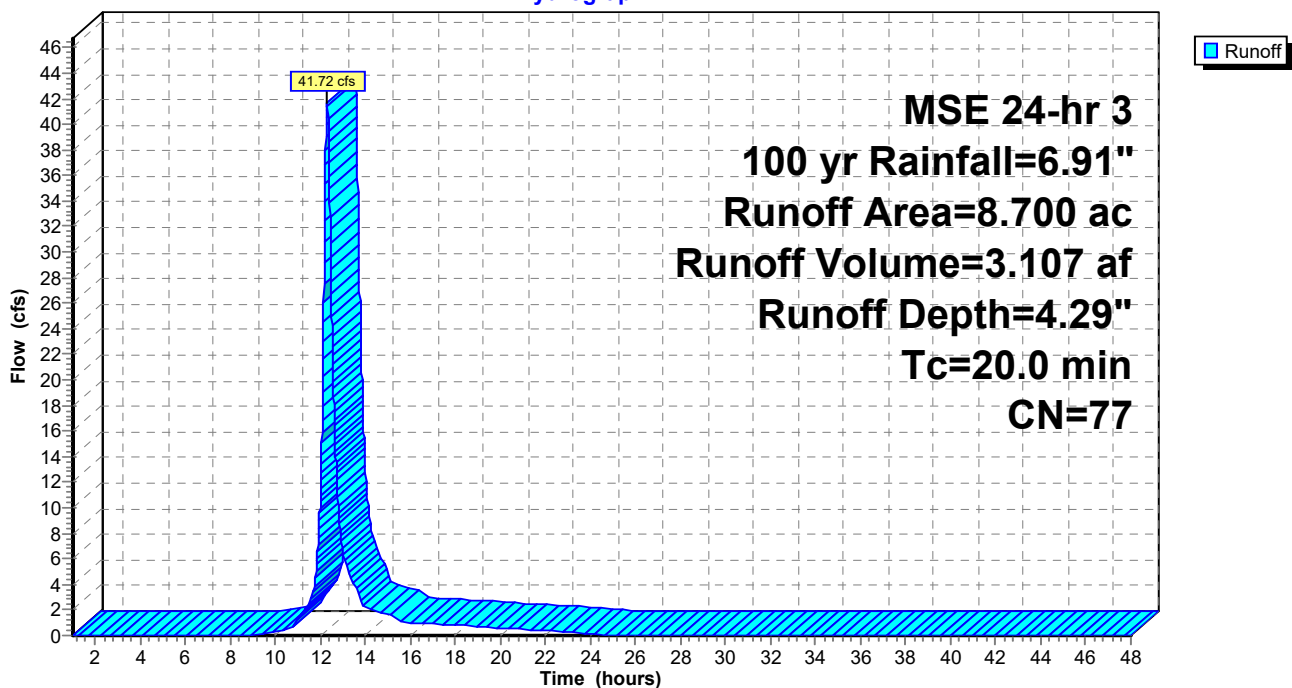
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
MSE 24-hr 3 100 yr Rainfall=6.91"

Area (ac)	CN	Description
* 2.300	100	
6.400	69	Pasture/grassland/range, Fair, HSG B
8.700	77	Weighted Average
6.400		73.56% Pervious Area
2.300		26.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					Direct Entry, Site Watershed

Subcatchment SWS: Site Watershed

Hydrograph



Hog Buying Station

Prepared by Wenck

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MSE 24-hr 3 100 yr Rainfall=6.91"

Printed 5/16/2019

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Summary for Pond SP: Proposed Pond

Inflow Area = 8.700 ac, 26.44% Impervious, Inflow Depth = 4.29" for 100 yr event
Inflow = 41.72 cfs @ 12.29 hrs, Volume= 3.107 af
Outflow = 4.69 cfs @ 13.34 hrs, Volume= 2.971 af, Atten= 89%, Lag= 63.1 min
Primary = 4.69 cfs @ 13.34 hrs, Volume= 2.971 af

Routing by Sim-Route method, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 863.12' @ 13.34 hrs Surf.Area= 1.830 ac Storage= 1.872 af

Plug-Flow detention time= 330.3 min calculated for 2.970 af (96% of inflow)
Center-of-Mass det. time= 308.1 min (1,116.3 - 808.2)

Volume	Invert	Avail.Storage	Storage Description
#1	862.00'	3.596 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
862.00	1.525	0.000	0.000
863.00	1.798	1.661	1.661
864.00	2.070	1.934	3.596

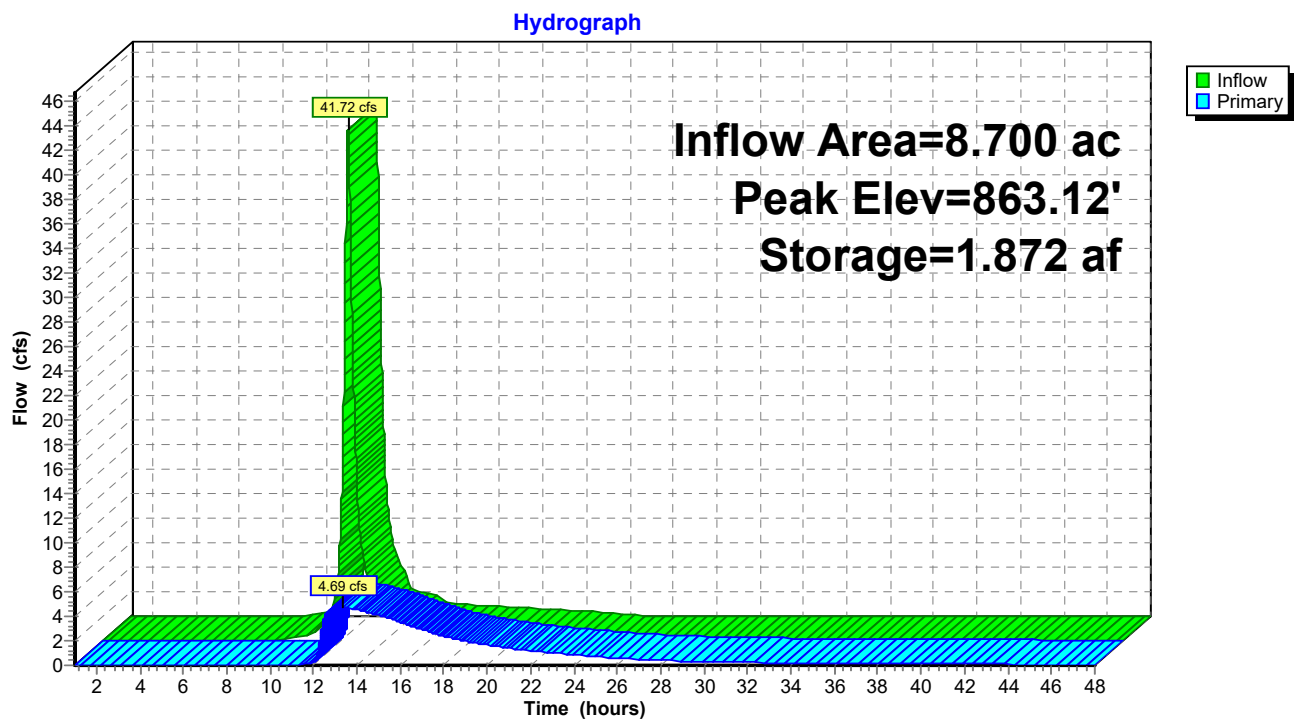
Device	Routing	Invert	Outlet Devices
#1	Primary	862.00'	12.0" Round Culvert L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 862.00' / 861.00' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Primary	862.00'	12.0" Round Culvert L= 100.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 862.00' / 860.50' S= 0.0150 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=4.69 cfs @ 13.34 hrs HW=863.12' TW=0.00' (Dynamic Tailwater)

1=Culvert (Inlet Controls 2.34 cfs @ 2.98 fps)

2=Culvert (Inlet Controls 2.34 cfs @ 2.98 fps)

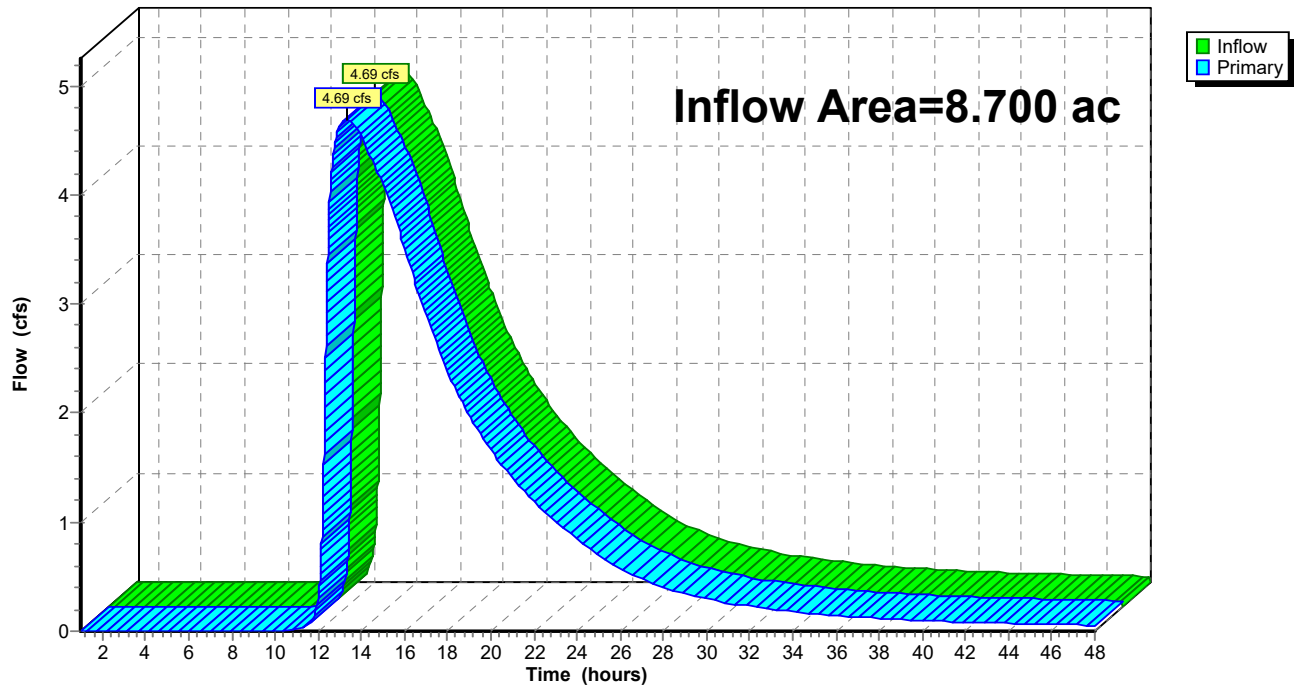
Pond SP: Proposed Pond

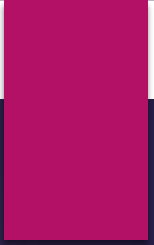


Summary for Link SO: Existing Waterway

Inflow Area = 8.700 ac, 26.44% Impervious, Inflow Depth > 4.10" for 100 yr event
Inflow = 4.69 cfs @ 13.34 hrs, Volume= 2.971 af
Primary = 4.69 cfs @ 13.35 hrs, Volume= 2.971 af, Atten= 0%, Lag= 0.6 min

Primary outflow = Inflow, Time Span= 1.00-48.00 hrs, dt= 0.01 hrs

Link SO: Existing Waterway**Hydrograph**



Marshalltown, IA

Proposed New Facility

The Parks Companies

- ▶ Parks of Iowa is a member of The Parks Companies umbrella of companies, which are family owned and operated.
- ▶ Since 1976, The Parks Companies has grown strategically and now operates 14 marketing facilities across the United States and Canada.



Marshalltown Expansion

- ▶ Marshalltown, IA at the northeast quadrant of the intersection at North 18th Avenue and East Main Street on behalf of Parks of Iowa, LLC.
 - ▶ 600-800 head in inventory during the day.
 - ▶ 100-200 head during the night.
 - ▶ The animals will be provided with feed and water while at our facility.
- ▶ Economic Development
 - ▶ 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.

Operations

- ▶ We have an excellent relationship with JBS and currently have marketing facilities adjacent to two other JBS plants at Beardstown, Illinois and Ottumwa, Iowa.
 - ▶ We purchase swine from local producers as well as many other producers that deliver their top weight market hogs to JBS.
 - ▶ We would like to expand and provide this same service to JBS and swine producers in and around Marshalltown.
 - ▶ JBS is 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.
 - ▶ Those animals that don't meet JBS' requirements because they're too large or too small can be loaded in separate compartments at the farm and unloaded directly at our new facility.

Ottumwa, IA Facility

Ottumwa, IA Facility



Ottumwa, IA Facility



Ottumwa, IA Facility



Ottumwa, IA Facility



Ottumwa, IA Facility



Ellsworth, IA Facility

Ellsworth, IA Facility



Ellsworth, IA Facility



Missouri Facility

Sweet Springs, Missouri



Sweet Springs, Missouri - Holding Pen



Sweet Springs, Missouri - Holding Pen



Sweet Springs, Missouri - Holding Pen



Sweet Springs, Missouri - Scale



Sweet Springs, Missouri - Scale



Minnesota Facility

Welcome, Minnesota



LONNIE HOGELAND SR.

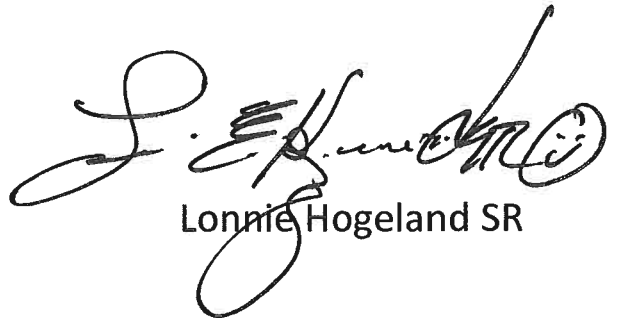
1408 E. Main Street • Marshalltown, Iowa 50158
Office 641-752-0027 • Cell 641-750-8854 • Fax 641-752-0002
www.hogelandautoplaaza.com • lonniesr@hogelandautoplaaza.com

August 1, 2019

To the Marshalltown Planning and Zoning committee and City leaders,

I would like it to be well known my thoughts on the proposed hog buying station in our city... with city being the key word. Any more additional facilities need not to be brought into our city or more so the East entrance to our city which is also very close to my business. We have one pork processing facility, JBS Swift, and they do their best to be a good steward to the land, and one is enough. I was a direct neighbor to John Le Grand Livestock and Lynch Livestock, I know firsthand that those facilities smelled horrible and they are what they are, a hog farm. You can put lipstick on a pig but it's still a pig, and a hog buying station is what it is, a hog farm. Any additional facilities need to be put in the country, where they belong.

Thank you for listening to my concern on this matter.



Lonnie Hogeland SR

----- Original Message -----

From: "Sign Creations" <signcreations@mediacombb.net>

To: bmartin@marshalltown-ia.gov

Sent: Thursday, July 18, 2019 8:44:33 AM

Subject: hog buying station

Bill, I vote NO to the hog buying station being located in the city limits at the 18th Ave. & Main St. Location. My address is 1705 E. Nevada and we get to deal with the stench of JBS quite often so please do not add to this issue. Thanks, Ginger McCready

City Clerk

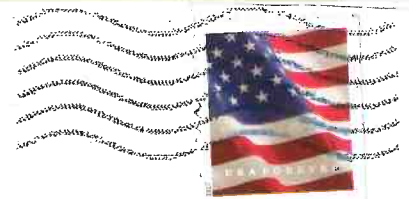
I don't think a hog buying station
in town is a good idea. We all smell JBS!
A hog buying station would make
the town smell even worse!!!
I understand that people need jobs,
but to make the town smell bad is not
a good way to bring work to town...

Adam Berg

Adam Berg
204 W 6th St
Marshalltown IA 50158

DES MOINES IA 500

25 JUL 2019 PM 3 L



City Clerk
Attn: Zoning
24 W Center St
Marshalltown IA 50158

50158-491124



From: Tom Lazio <laziot@ci.ottumwa.ia.us>
Date: July 25, 2019 at 10:57:21 AM CDT
To: <derrick.mcdowell@parkslivestock.com>
Cc: <Mayor@marshalltown-ia.gov>
Subject: Letter of Support

Mayor Joel Greer
City of Marshalltown

Dear Mayor Greer,

As a follow up to our phone call, I want to forward this letter of support to you on behalf of Park's Livestock who want to expand their services in your town.

Parks have been operating in Ottumwa for several years now. They have been a good corporate partner and we have not had any issues in working with them. In addition to paying taxes, they provide jobs and support our local farmers. They have been responsive to our inquiries and easy to work with.

In checking with our local people no one has raised any concerns about them. We have not had any issues with smell, keeping their equipment in good repair or keeping their premise presentable.

I would not have any hesitation in recommending them to you for operation in Marshalltown.

Mayor Tom X. Lazio
City of Ottumwa, IA

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August 8, 2019

Michelle Spohnheimer
Jon Boston
Keith Bloomquist
Matthew Brodin
Laura Eilers
Shel Buzbee
Stephen Valbracht
Jonell Wittkop

We are writing to address our concerns about the proposed rezoning of 2821 E Main Street for an open air livestock holding area. While we are in favor of economic development, we are firmly opposed to this development.

Please review the issues we have listed below

- The location of the proposed development is right next to residential and retail businesses. The open air odors and noises of the hogs being confined there poses a detriment to not only the residents and businesses, but also the recreational areas located nearby. JBS, at times, emits odors from their operations into the area, and adding more odors to the area would do nothing but decrease our property values.
- Literally NO business adjoining the proposed site, is in favor of this development. It should be noted that all the businesses this affects, are in favor of economic development. They do not support this one. These businesses are retail and their customers should not have to smell a hog lot when patronizing these businesses. The smell would be a detriment to the livelihood of the business owners in this area.
- Current and future recreational development would be negatively impacted. Sand Lake is less than a half mile from this proposed development. What most people are not aware of is that Martin Marietta's site, less than a quarter mile from the proposed development, is no longer yielding quality product and within a very short time, Martin Marietta will abandon the site and turn it over to the Marshall County Conservation Commission for further development of Sand Lake. This includes adding shelter houses, camping areas RV parking spots. The proposed livestock holding facility could well scuttle these plans. This would be a huge loss for Marshalltown and Marshall County.
- The RC Flyers are located directly to the north of the proposed development. This group has put in countless hours for the betterment of the neighborhood. Their members can be seen flying the planes almost daily.
- The OHV Park is now in its 20th year, with a great many ATVer's coming from all over the state to ride the trails there. This is also located within a quarter mile of the proposed development, subjecting them to the odors from the hog holding development.

- Lennox Industries is located directly SW of the proposed development. If you drive down East Main Street, you will notice several very large fans on the north side of the Lennox building. These are not exhaust fans, these are intake fans used to pull fresh air into the manufacturing area to cool the facility for 8 months out of the year. Fresh air will not be pulled in if the proposed development is allowed to go forward. Any odors in the area are sucked into the facility, affecting over 800 employees. This is not good!
- The storage of hog manure on site creates ecological problems for the area, attracting vermin and insects, among other things. There will be tons of manure sitting on site from an estimated 800 hogs daily, that will be removed only once a week.
- There are issues with flooding on that corner. Linn Creek sits to the north, along with a wildlife marsh that is located just east of Marion Street. Sand Lake sits to the east.
- Peterson Park sits just east of North 15th Avenue and the bike path runs directly north of the proposed development. Both are used heavily from March to November. These will be negatively affected by the odors and the noise.
- We are also not convinced that it would not increase the truck traffic of an already busy 18th Avenue and Marion Street. The intersection of East Main Street and 18th Avenue is already a high accident location.
- The proposed location is one of the eastern gateways to Marshalltown. This would not be a welcoming first impression to our city.

As we stated at the beginning of this letter, we are in favor of economic development in Marshalltown, where appropriate. This development is not appropriate for any location within our city. Not one person we know wants to smell a hog lot. Not near the hospital, not near the malls, not near our homes. It belongs in the country. As Planning and Zoning Commission members are well aware, the best communities are the best **planned** communities.

The proposed rezoning of the property is not appropriate for this site and we ask that the Planning and Zoning Commission unanimously reject the application because of the above listed objections.

Thank you for your time and attention to this matter.

Mike and Kim Ladehoff
 407 N 15th Avenue
 Marshalltown, IA 50158
 641-750-3176
 ladehoff12x@msn.com

From : Denny Kuhlers <denny@centraliowafarmstore.com>

Mon, Aug 12, 2019 09:52 AM

Subject : proposed hog buying station @ corner of east main & n
18th avenue

To : mspohnheimer@marshalltown-ia.gov

I am writing to you to voice my concern against the proposed hog buying station at the proposed intersection of n 18th avenue and east main street. My home will be approximately 3 blocks from this facility. We already get plenty of smell from JBS Swift when the wind and humidity are just right. Having this Proposed sight go in here would only add to more odor to our entire neighborhood. My wife and I drove Marion Street yesterday, and there is a lot of ground On that street nearer to Swift than the proposed sight in question. Please vote no to this proposed sight. I appreciate your time and attention to this matter. Please do not allow this sight to be built at this location! Thank you, Dennis Kuhlers 207 S 16th Avenue

DENNIS KUHLLERS
PARTS DEPARTMENT
CENTRAL IOWA FARM STORE
641-753-3996
641-751-6710

From: "Amy Irene White" <amy_irene_white@yahoo.com>
To: "Michelle Spohnheimer" <mspohnheimer@ci.marshalltown.ia.us>
Sent: Tuesday, August 13, 2019 9:13:23 AM
Subject: Pig farm

I am a local business owner, a bed and breakfast, in Marshall County, and i strongly oppose the nasty pig farm.

My business is dependent upon Marshalltown being a nice place people want to visit... i do NOT want it smelling like pig poo every time the wind blows. My business is 5 miles downwind of the plot they want to buy. I moved everything i own over 600 miles and spent \$200,000 to build a business near what i THOUGHT was a nice clean town. The only hogs that should be within five miles of my business, as well as the hospital, downtown, schools and churches and rivers, are the kind built by Harley-Davidson.

I think its ridiculous to put that nasty thing right up in the middle of where everyone lives... have these people ever driven around Iowa? With all the miles and miles of land here, this is ludicrous and disgusting.

Amy Irene White-Boedigheimer
owner of Laid Back Manor

BOARD MEMBERS

- Tom Mack
- Steve Armstrong
- Jeff Mathis
- Pam Paone
- Ray Helland

**MARSHALL COUNTY
CONSERVATION BOARD****2349 233rd St.****Marshalltown, IA 50158****641/752-5490****E-mail:****mccb@co.marshall.ia.us**

August 12, 2019

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

Michelle,

This letter is to express concern regarding the potential construction of a livestock buying facility on the northeast corner of Main Street and 18th Ave. in Marshalltown. We would like to alert the Marshalltown Planning and Zoning Commission to the proximity of this proposed facility to one of the Marshall County Conservation Board's most heavily used areas, Sand Lake, which lies just to the east of the proposed site. The MCCB has plans to further expand the park boundaries in the foreseeable future that would bring the boundary to within one third of a mile of this area and most likely increase use of the facility. We understand the livestock buying facility would operate under an open air manure plan and prevailing westerly winds would potentially decrease a positive experience by park users. Sand Lake is one only two public bodies of water available in Marshall County for recreation.

The MCCB would also request you take into consideration the low lying landscape the proposed facility would be near and its proximity to the Linn Creek flood plain as well as its proximity to the Iowa River. Many times throughout a given year, the proposed landscape is inundated with flood waters which we feel could set the stage for disaster by hazardous discharge directly into the waterways mentioned. Rezoning this area from A-1 Agricultural to any other district classification should be carefully analyzed with multiple annual flooding events in mind.

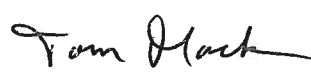
We fully understand the need for this business in order for a more efficient operation in conjunction with JBS. However we feel this location is not suitable and encourage alternate location outside the floodplains of Linn Creek and Iowa River.

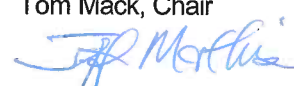
Sincerely,

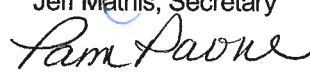

Mike Stegmann, Director


Steve Armstrong, Vice Chair


Ray Helland


Tom Mack, Chair


Jeff Mathis, Secretary


Pam Paone

Cc: Marshall County Board of Supervisors
Marshall County Environmental Health and Zoning Administrator

Planning & Zoning meeting Aug 15th 2019

From : David Hesmer <david@action-auto-parts.com>

Tue, Aug 13, 2019 10:58 AM

Subject : Planning & Zoning meeting Aug 15th 2019

To : clerk@marshalltown-ia.gov

Dear P & Z committee & City Clerk,

There is a proposal by Parks Company for a Hog Operation at the corner of E Main St & 18th Ave.

I am opposed to this location for this type of business.

My family has owned property in this area since 1968.

We currently have property on E Church Rd and even more property on S 18th Ave.

Years ago there were a couple of live stock operations in this area. One was where Lennox now has their Warehouse, and a 2nd operation was at the end of Church St Rd, just east of our property. It is my opinion that we are better off now, that these 2 operations are no longer in those locations.

I am a Pro business person. It is my hope that Parks Company will find a different location, not in our city, maybe in the county, to conduct their operation. It is my opinion that this proposal, in this location would be not good for Marshalltown. Certainly not good for residents and businesses in this area currently.

Thanks for your consideration on this matter!

David Hesmer

Action Auto Parts, Inc.

100 S 18th Ave/2000 E Church St Rd

Marshalltown, IA 50158

City of Marshalltown
24 North Center St.
Planning and Zoning Commission
Attention: Jon Boston

August 13, 2019

Dear Mr. Boston and Members of the Plan and Zoning Commission:

We are writing to express our opposition to the construction of a hog buying station on the 26 acres at the corner of 18th Ave. and Main St. in Marshalltown, Iowa.

If the property is used as a hog buying station or a lairage, there will be constant traffic transporting hogs in and out of the facility. There would be a need for added traffic control.

Our understanding is this facility is going to be used for hogs JBS rejects because they are either underweight or overweight. Another reason JBS rejects hogs is because of illness. Hogs are vulnerable to respiratory diseases. Changing seasonal temperatures and the environment of Iowa seasons is hard on the health of hogs.

The transportation and handling of the animals may increase death rates. Some hogs will die and need to be transported and disposed of. This is part of the business of a packing plant but the dead animals will be new to the neighborhood, along with a new and distinct odor!

Documents show that salmonella will probably be present in the hogs and the facility they are kept at. This would be unwanted in the nearby businesses and Sand Lake. Birds can transport the diseases that may be present at any hog facility.

These illnesses will be in the manure of the facility. Melcher creek is on the property line of this address. Melcher Creek runs into Linn Creek which feeds into the Iowa River and Sand Lake. Sand Lake is becoming a popular place for families and fishermen, including myself. The lake and the surrounding trails are really becoming something special. How is this hog facility going to impact our fish and wildlife?

Ventilation of a hog lairage is important to the health of the hogs. This will be an odor source.

The trucks used for transporting will be dirty. This is a source of unwanted odor and animal waste. There is a truck wash on 18th Avenue. Would they be prepared to handle the manure cleaned from the trucks? Manure and dirt will be tracked onto the streets. This would be another source of unwanted odors.

Manure for the facility would need to be transported and disposed of. Farmers with hog confinements pipe the waste to fields as well as transport waste to fields by prescribed vehicle.

Safety would be an issue with hogs near our residential neighborhoods. Children should be kept away from hogs. Pets on the loose could be injured or killed by hogs.

Once a facility for hogs is allowed, compromise with issues faced by neighbors will not be able to be resolved under current laws, at least not without expenses to the city and its residents. If residential living conditions decline, property values will decline, as well, and there would be no way for the residents to be made whole again.

We have attached maps showing the property's proximity to Melcher Creek, Linn Creek, Sand Lake, the RC Flyers' park, and the Nicholson-Ford OHV Park. We also attached information about lairages, the way that hogs are sorted, and the potential for Salmonella contamination.

Thank you for your attention to our letter, and please consider voting against recommending this use inside city limits.

Sincerely,

Mike and Robyn Aiken
407 South 15th Avenue
Marshalltown





ANIMAL ETHICS DILEMMA

AN INTERACTIVE LEARNING TOOL
FOR UNIVERSITY AND PROFESSIONAL TRAINING

Lairage

BACK

After transportation, animals are usually kept in lairage (holding pens) for a period before being slaughtered. One purpose of lairage is to maintain a reserve of animals so that the processing line in the abattoir can operate at a constant speed and not be affected by variation in the rate of delivery of livestock. When lairage conditions are good it also gives animals a chance to rest and drink.

Lairage times vary widely — from less than an hour to twenty or more hours. Optimal resting time before slaughter depends on climate, the time spent by the animals in transit, the mode of transport, the general health of the animals, and the design of the lairage.



*Herringbone lairage for pigs in a big slaughter house.
Photo: Temple Grandin*

Lairage is a hazard for *Salmonella* contamination in the pork chain

H. Scott. Hurd¹, J.D. McKean², R.W. Griffith², I.V. Wesley¹, M.H. Rostagno¹, J.K. Gailey¹,
L.A. Karriker¹

¹National Animal Disease Center, ARS, USDA. Ames, Iowa (shurd@nadc.ars.usda.gov)

²College of Veterinary Medicine, Iowa State University. Ames, Iowa

The pork industry is concerned about *Salmonella* contamination in pork. As one packing company executive stated, "The food safety issue is a matter of life and death for our industry... Food safety must come first, above all other issues, including productivity and profitability." However, the industry still needs proven control methods. Pork plants have the lowest HACCP compliance rates; lower than poultry, ground beef, or cow and bull products (FSIS 2000). For small plants only 47% of carcass sample sets, collected in 1999, met the current standard of 8.7% *Salmonella* prevalence. Producers also recognize the importance of reducing *Salmonella*, but are limited by lack of clear interventions steps. This area has been a major focus of our research group for the past three years.

Many researchers have reported a higher *Salmonella* prevalence for pigs tested at slaughter, compared to when they are tested on-farm (Morgan et al., 1987; Berends et al, 1997). Virtually all pigs must be transported and most are held for at least two hours after transport, to improve meat quality (Berg 1999). Considerable evidence is accumulating that much *Salmonella* infection is occurring in the last few hours of life. The antemortem holding pens appear to be the primary source of this preharvest infection. This report will summarize the accumulated evidence that lairage, as currently practiced in the USA, is a significant *Salmonella* hazard. This information has substantial impacts on the strategies that can be successful in reducing *Salmonella* contamination of pork.

No direct effect of stress

The stress of transport has been suggested as a reason for increased *S. enterica* shedding from farm to market. The physiological changes associated with stress might encourage the recrudescence of latent carriers or it might increase the susceptibility of noncarriers to new infection. However, no studies have demonstrated a direct increase in *S. enterica* shedding or infection due to these physiological changes.

In support of this hypothesis, we demonstrated no difference between directly shipped pigs and those stressed by mixing, fasting and 18 hours lairage in a clean disinfected facility (Hurd *et al.* 2001a). After transport and 2 hours holding at the abattoir, control (farm direct) animals had higher isolation rates than did pigs held for 18 hours, transported, and held 2 hours (78.3% vs. 65.2%). Figure 1 compares fecal and colon isolation rates for direct shipped and lairaged (18 hours) animals. Only 3.4% of these pigs were positive by fecal culture on-farm. A single *Salmonella enterica* serotype (Derby) was identified on farm over the 10 week study period. However, less than 24 hours later, 71% of these pigs were positive when culturing various slaughter samples. Additionally, 17 different serotypes were identified, over the 10 week study

These experiments were designed to simulate the exposure at the antemortem holding pen. Crossbred market weight swine (~92kg) were exposed to feces containing a marked (nalidixic acid resistant) strain of *Salmonella enterica* Typhimurium. The contaminated feces were deposited on the floor by two pigs that had been intranasally inoculated 4 days previously. These shedding pigs were then removed and *Salmonella* negative pigs placed in the room with feces remaining from the shedders. Exposed pigs were autopsied after 2, 3 and 6 hours of exposure; or 30 and 60 minutes in second experiment.

Holding pens are *Salmonella* contaminated

In another study, we demonstrated that the holding pen environment is highly contaminated with *Salmonella* (Rostagno, *et al.*, 2001). Similar results have been reported from the Netherlands (Swanenburg, 2001). In two typical midwestern high-capacity pork-processing plants (7,800-16,000 head/day), we isolated *Salmonella* from 100% of pens tested; 33% of waterers were *Salmonella* positive. One half of these pens had been high-pressure washed before sample collection.

We also compared the *Salmonella* serotypes isolated from: 1) the pens before study pigs were placed, 2) the truck floors after shipping and unloading, and 3) slaughter tissues collected from these study pigs. Serotype diversity analysis indicates that pigs are picking up new serotypes from the pens. In the pig tissues, twenty-six percent of samples from study pigs contained *Salmonella* serotypes found only in the pens but not in the trucks; demonstrating that pens can serve as a ready infection source.

Further evidence and future work

Preliminary analysis of a recently completed study in cull sows showed that time spent in holding pens increased *Salmonella* prevalence, regardless of transport. In this study sows were collected from a buying station, transported 6-8 hours and randomly assigned to immediate harvest or 2 hours wait in the holding pen before harvest. *Salmonella* was isolated from 57% of sows held in the pens compared to 43% not held in the pen ($P < 0.05$).

Future work will compare holding and no-holding in market pigs. Additionally, future work will investigate pen contamination levels and seasonal variations, and try to develop economical pen level interventions to reduce contamination.

This summary presents reasonable evidence that lairage (holding), as currently practiced in the USA (and most of the developed world), is a significant hazard for *Salmonella* infection and contamination in pork. This research presents new possibilities for control. Effective reduction of *Salmonella* at the antemortem holding pen should decrease the risk of *Salmonella* contamination at later steps in the pork production chain. Since antemortem pens are a source of *Salmonella* for all incoming swine, this potential control point must be addressed before on-farm reduction can be expected to reduce pork contamination.

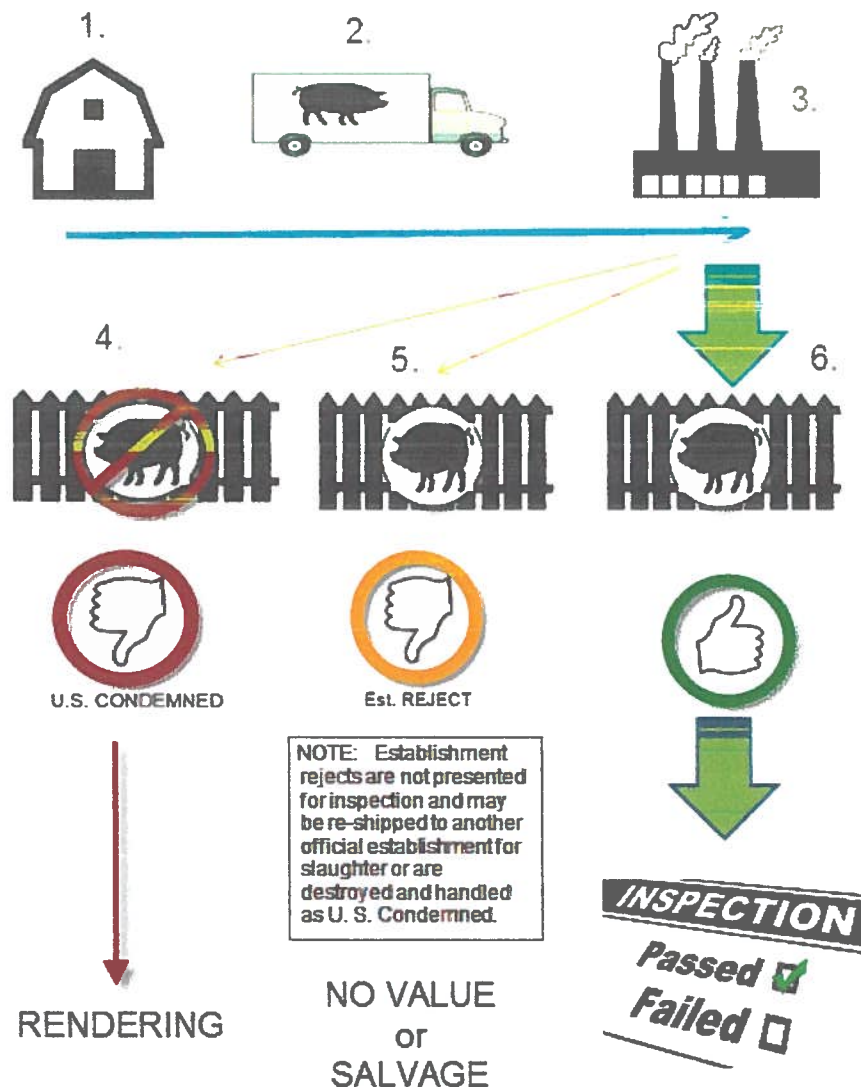
References

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E. Summary: Outcomes of sorting

1. Normal healthy market hogs presented for FSIS ante-mortem inspection;
2. Market hogs identified for removal are humanely euthanized (if necessary), denatured, and disposed of;
3. Plant rejects (underweights, overweights, cryptorchids, market hogs otherwise not meeting establishment purchase specifications) that are moved to another inspected establishment for slaughter only;
4. Market hogs that are held for further sorting in the "Subject" pen by establishment lead sorter and final inspection by the PHV.

Typical Ante-mortem Flow of Swine under NSIS





MAKING YOUR WORLD STRONGER

July 25, 2019

To: Marshalltown City Council/Zoning Commission:

I am writing this letter in regards to Parks Livestock looking at the opportunity to start a new business within the city limits of Marshalltown, IA. JBS Swift Pork Beardstown, IL plant and Parks livestock have been doing business together for 30 years. They are a solid partner of ours and run their operation very effectively. When the plant has needed any assistance with livestock matters, Parks has always been willing and able to help in short notice. They operate and keep a clean facility. They have never had any driver animal welfare issues. They invest back into their properties by spending the capital needed to keep their facilities in good condition

Please consider this letter as you review this matter. Parks livestock are good neighbors, good business partners, and are very well respected within the hog industry. I thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "J.T. Hopkins". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

J.T. Hopkins
General Manager
JBS Swift Pork
Beardstown, IL
217-323-6260

7/25/2019

To: Zoning Committee

From: Ted J Fritz

Subject: Parks Livestock

As Procurement manager at the Beardstown Illinois Pork Plant for over 30 years, I dealt with Parks Livestock on a regular basis. Both purchasing hogs for the plant and selling animals to them that did not meet the desired weight for slaughter.

In this capacity I visited the Parks Livestock facility on a regular basis, I always found it clean, well-kept and maintained.

A facility like that would also bring 4 to 8 jobs into your community depending on the supply of animals handled. It would also give the livestock producers in your area an outlet for animals that were not the desired weight that JBS needed.

In summary allowing a Parks Livestock facility to be built in your community would be an asset.

A handwritten signature in black ink, appearing to read "Ted J Fritz". The signature is stylized with a cursive script.

Ted J Fritz

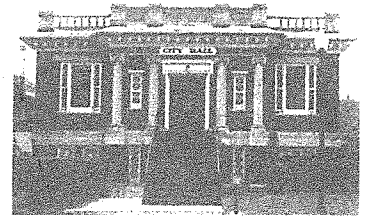
Leslie A. Harris
Mayor

CITY of BEARDSTOWN
Member of the Illinois Municipal League

Phone (217) 323-3261
Cell (217) 248-0208
Fax (217) 323-4029

CITY HALL
105 West 3rd Street
Beardstown, Illinois 62618

City of Beardstown is an equal opportunity provider and employer.



July 24th, 2019

City of Marshalltown, Iowa
Zoning Committee

As, The Mayor of the City of Beardstown and a prior councilwoman for 24 years I have never had any complaints from anyone regarding Parks Livestock also known as PARKS UPI in our utility billing system. They have always been an upstanding corporation within our city. As Mayor I would recommend that you consider this business for your community.

Thank you-

Leslie A. Harris
Mayor, City of Beardstown, Illinois

MARSHALLTOWN

I O W A

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: August 15, 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: The initial discussion on this request was held on July 18, 2019 and a public hearing was set for August 15, 2019. Following a public hearing, the Commission may make a recommendation to the City Council. As an ordinance change this requires 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

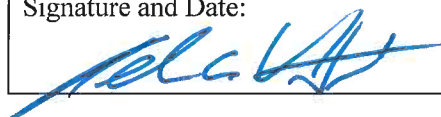
Proposed Use:

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
Page 2

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