



PLAN ZONING COMMISSION

Notice of Regular Meeting

Thursday, October 3, 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. Approval Of Minutes From 09/12/2019

Documents:

[091219_PZ_MIN.PDF](#)

3. PUBLIC HEARING And RECOMMENDATION: Rezoning Of Parcel 8318-12-126-010 - City Property Along E. Southridge Road

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:

[100319_PZ_MEMO_SOUTHRIDGE_REZONE.PDF](#)
[SOUTHRIDGE REZONING APPLICATION_2019.PDF](#)

4. Southridge Estates Preliminary Plat Review And Recommendation

Documents:

[100319_PZ_MEMO_SOUTHRIDGE_PRELIMINARY PLAT.PDF](#)
[SUBDIVISION APPLICATION.PDF](#)
[5761-PRELIMINARY PLAT 092519 TO DR MTG.PDF](#)

5. PUBLIC HEARING And RECOMMENDATION: Rezoning Of Parcels 8418-26-229-015, 8418-25-151-001 & 8418-25-101-002 From R-2 To M-2

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:

[100319_PZ_MEMO_M2-EDGEWOOD EXT_REZONE.PDF](#)
[REZONING APPLICATION_M-2 - CITY.PDF](#)

2019 Proposed Meeting Schedule

11/14/19 12/12/19

Plan Zoning Commission

Meeting Minutes from September 12, 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, Buzbee (arrived 5:20), Eilers, Valbracht, Wittkop

Commission members absent: None

2) Minutes From 08/15/19 Plan Zoning Commission Meeting

With no changes or corrections the minutes stand approved as distributed.

3) Rezoning Discussion Of Parcel 8318-12-126-010 - City Property Along E. Southridge Road

Spohnheimer presented the rezoning request on behalf of the City for the property along the south side of E. Southridge Rd. Spohnheimer indicated that the property recently became available and in order to ensure completion of the 7th Avenue connection the City purchased the property for road installation. The Council has expressed a desire to rezone the property to R-2 to be consistent with the development to the South. The intention is to subdivide the development into individual lots to be sold likely to a single developer for housing. Commission members discussed general information about the property acquisition and need for a connection.

Valbracht moved to set the public hearing for October 3, 2019. Second by Eilers. Motion Carried 6-0

4) Rezoning Discussion Of Parcels 8418-26-229-015, 8418-25-151-001 & 8418-25-101-002 From R-2 To M-2

Spohnheimer presented the rezoning request on behalf of the City for the property North of Marion and East of N. 5th Avenue. Spohnheimer indicated that the property has been owned by the City for a long time and has been farmed and used for land application related to the treatment plant. As part of the Highway 14 Corridor Plan it was recommended that a new road extension be made to direct truck traffic off of Highway 14 sooner and on to JBS instead of using Marion Street. The proposal is to extend the road East off of Edgewood which stubs to the parcels being rezoned.

Spohnheimer discussed the Iowa DOT RISE grant application which is granted based on industrial development. Commissioners discussed buffering between the residential area to the West of the parcels and if we would be looking at rezoning of those areas as part of this. Spohnheimer indicated that there is an anticipated buffer to accommodate storm water on the West edge of the area. That information is still being prepared by the engineers on what will be required to be maintained. A Preliminary Plat will likely be presented as well in the near future but the rezoning needed to be initiated for the RISE application.

Valbracht moved to set the public hearing for October 3, 2019. Second by Brodin. Motion Carried 6-0

Buzbee arrived at approximately 5:20

With no further business the meeting adjourned

Submitted by Michelle Spohnheimer

Housing & Community Development Director

MARSHALLTOWN

IOWA

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: October 3, 2019 – Meeting Date

Rezoning Request – PUBLIC HEARING & RECOMMENDATION:

FROM: City of Marshalltown

SUBJECT: PIN 8318-12-126-010 – Rezone from R-2A to R-2

The City recently purchased the property along the south side of E. Southridge Road just north of Cross Country Estates. The purpose of the acquisition was to allow for the installation of a second public access to the Cross Country Estates Development. The Council has discussed subdividing the property and rezoning the land to R-2 to allow for single-family detached dwellings only. The property is currently zoned R-2A which also allows for duplexes. The change is consistent with the Comprehensive Plan related to land use, which has the entire area shown as low density residential.



Recommendation: This is the Public Hearing on this proposal. The Commission should make a recommendation to the City Council for consideration. A rezoning is an ordinance change, which requires three readings and a public hearing with the Council.

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:

Parcel 8318-12-126-010

Owner:

City of Marshalltown

Mailing Address:

24 N Center Street

Phone:

641-754-5756

E-mail:

mspohnheimer@marshalltown-ia.gov

Current Zoning Classification:

R-2A

Current Use:

Vacant lot

Proposed Zoning Classification:

R-2

Proposed Use:

Single Family Residential/Street Connection

Please list the uses of surrounding properties:

Single Family Residential

Signature and Date:



09/10/2019



Recorded: 12/07/2018 at 10:38:56 AM

Amt: \$17.00

Page 1 of 2

Revenue Tax: \$140.80

Marshall County Iowa

Nan Benson County Recorder

File **2018-00006510**

\$140.80
\$17.00

WARRANTY DEED

Box * **Preparer & Return To:** James L. Goodman, 26 S 1st Ave. Suite 302, Marshalltown, IA 50158, 641-752-4271

Taxpayer: City Council of the City of Marshalltown, Iowa, 24 S. Center Street, Marshalltown, IA 50158

For the consideration of One Dollar(s) and other valuable consideration, **Joe A. Hunt and Diane M. Hunt, husband and wife** do hereby Convey to **the City Council of the City of Marshalltown, Iowa** the following described real estate in **MARSHALL** County, Iowa:

Parcel "B" in the Northeast Quarter of the Northwest Quarter of Section 12, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa, as shown in Plat of Survey recorded in Document No. 2018-00005993 of the records of the Auditor/Recorder's Office, Marshall County, Iowa.

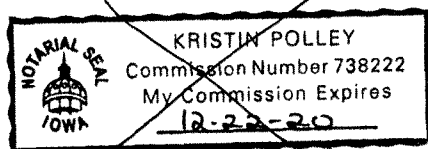
Grantors do Hereby Covenant with Grantee, and successors in interest, that Grantors holds the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 6th, 2018

x Joe A. Hunt
Joe A. Hunt, Grantor

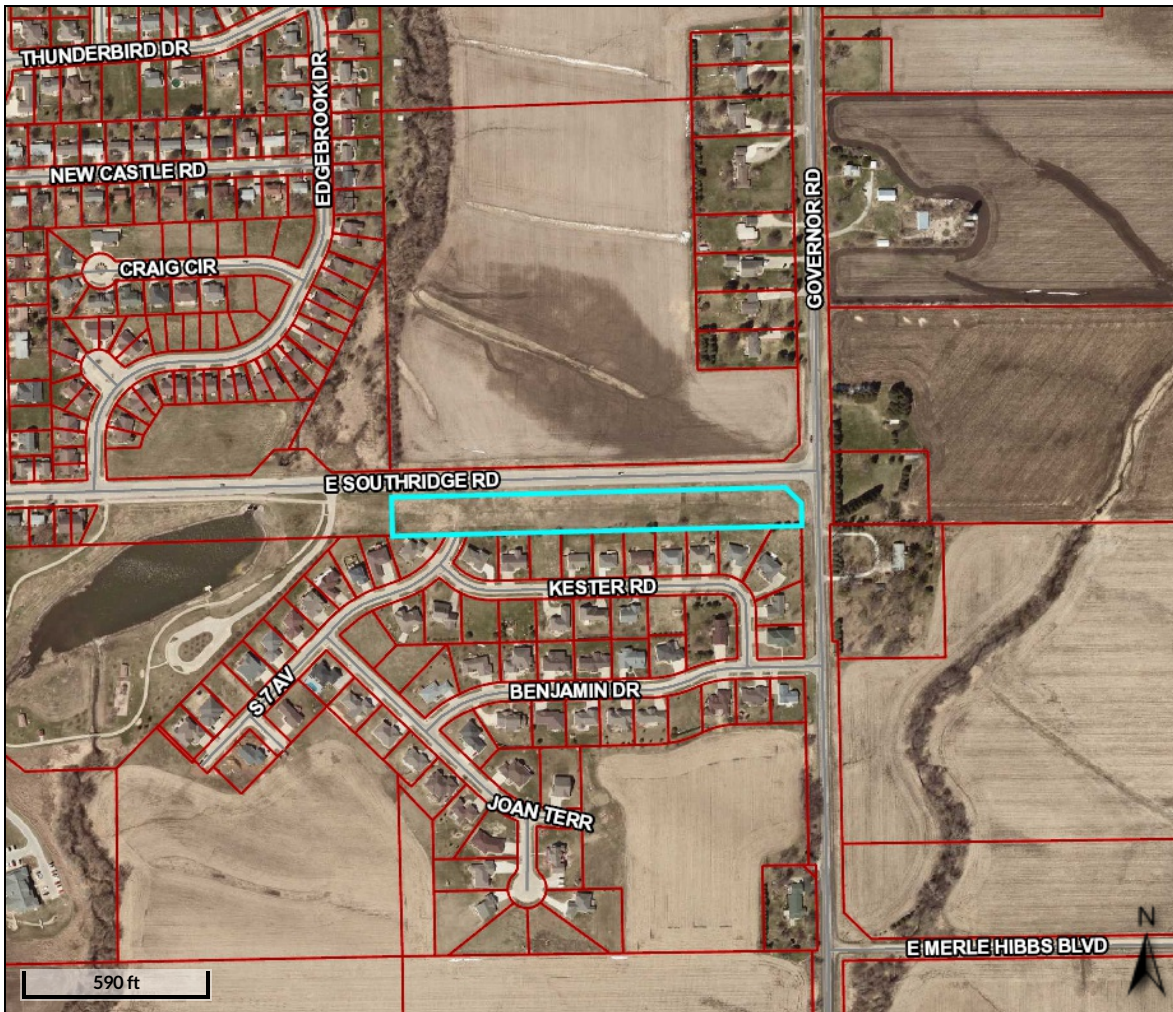
x Diane M. Hunt
Diane M. Hunt, Grantor



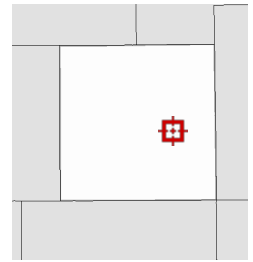


Beacon™

Marshall County, IA



Overview



Legend

- Parcels
- Corporate Limits
- Roads
- Major Highways**
- U.S. Hwy 30
- Hwy 330
- State Paved

Parcel ID	8318-12-126-010	Alternate ID	n/a	Owner Address	CITY OF MARSHALLTOWN	Last 2 Sales			
Sec/Twp/Rng	12-83-18	Class	EXEMPT		24 N CENTER ST	Date	Price	Reason	Qual
Property Address		Acreage	3.44		MARSHALLTOWN, IA 50158	12/6/2018	\$88500	Sale to/by Government/Exempt Organization	U
						1/14/2014	0	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	U
District	450800-MTOWN CITY MC								
Brief	PARCEL B NE NW								
Tax Description	(Note: Not to be used on legal documents)								

Date created: 9/10/2019

Last Data Uploaded: 9/10/2019 7:30:04 AM

Developed by  Schneider GEOSPATIAL

MARSHALLTOWN

— I O W A —

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: October 3, 2019 – Meeting Date

Preliminary Plat Review and Recommendation:

FROM: City of Marshalltown

SUBJECT: Preliminary Plat for PIN 8318-12-126-010

The City recently purchased the property along the south side of E. Southridge Road just north of Cross Country Estates. The purpose of the acquisition was to allow for the installation of a second public access to the Cross Country Estates Development. The Council has discussed subdividing the property and rezoning the land to R-2 to allow for single-family detached dwellings only.

The attached Preliminary Plat identifies the S. 7th Ave street connection to E. Southridge Road as well as 9 developable lots based on the proposed R-2 rezoning. Lots 1, 11, and 12 would have storm water easements so those would not be buildable.

The appropriate parties are reviewing the Preliminary Plat prior to the meeting so there may be technical revisions submitted to the Commission Thursday. Road construction would take place prior to the Final Platting of the parcels.

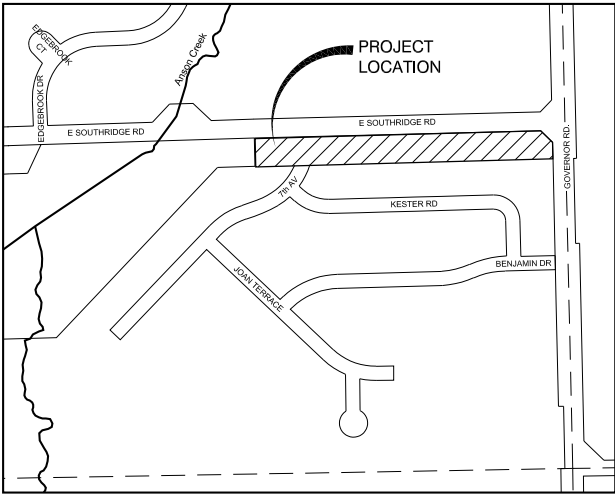
Recommendation: The Commission should make a recommendation to the City Council for consideration. A resolution would be presented at a future Council meeting.

Complete the following contact information. (Please type or print clearly)

Owner Corporation Name	
Contact/Owner Name	
Owner Address	Owner Fax
Owner Phone	
Owner E-mail	

Name of Law Firm	
Attorney Name	
Attorney Address	Attorney Fax
Attorney Phone	
Attorney E-mail	

Engineer Firm Name	
Engineer Contact Person	
Engineer Address	
Engineer Phone	Engineer Fax
Engineer E-mail	



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

B-B - BACK TO BACK
CMP - CORRIGATED METAL PIPE
CONC - CONCRETE
F/L - FLOW LINE
FND - FOUND
MH - MANHOLE
OPC - ORANGE PLASTIC CAP
PUE - PUBLIC UTILITY EASEMENT
ROW - RIGHT OF WAY
SAN - SANITARY
ST - STORM
SWE - STORM WATER EASEMENT

LEGEND

EXISTING	PROPOSED
	EVERGREEN TREE
	DECIDUOUS TREE
	SHRUBS (BUSHES)
	TREE LINE
	SIGN (TYPE AS NOTED)
	FENCE
	SILT FENCE
	CONTOUR LINE
	WATERMAIN
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	STORM SEWER LINE
	MANHOLE
	CLEANOUT
	INTAKE
	BEEHIVE INTAKE
	GAS LINE
	GAS VALVE
	OVERHEAD ELECTRICAL LINE
	BURIED ELECTRICAL LINE
	POWER POLE
	STREET LIGHT
	ELECTRICAL BOX/TRANSFORMER
	TELEPHONE LINE
	TELEPHONE PEDESTAL

ENGINEER/SURVEYOR
CLAPSADDLE-GARBER ASSOCIATES
HEATHER THOMAS, PE
JEREMY HARRIS, PLS
16 EAST MAIN STREET
MARSHALLTOWN, IOWA 50158
(641) 752-6701

FLOODPLAIN

ZONE X FIRM MAP NUMBER 19127C
EFFECTIVE NOVEMBER 16, 2011

PROPRIETOR

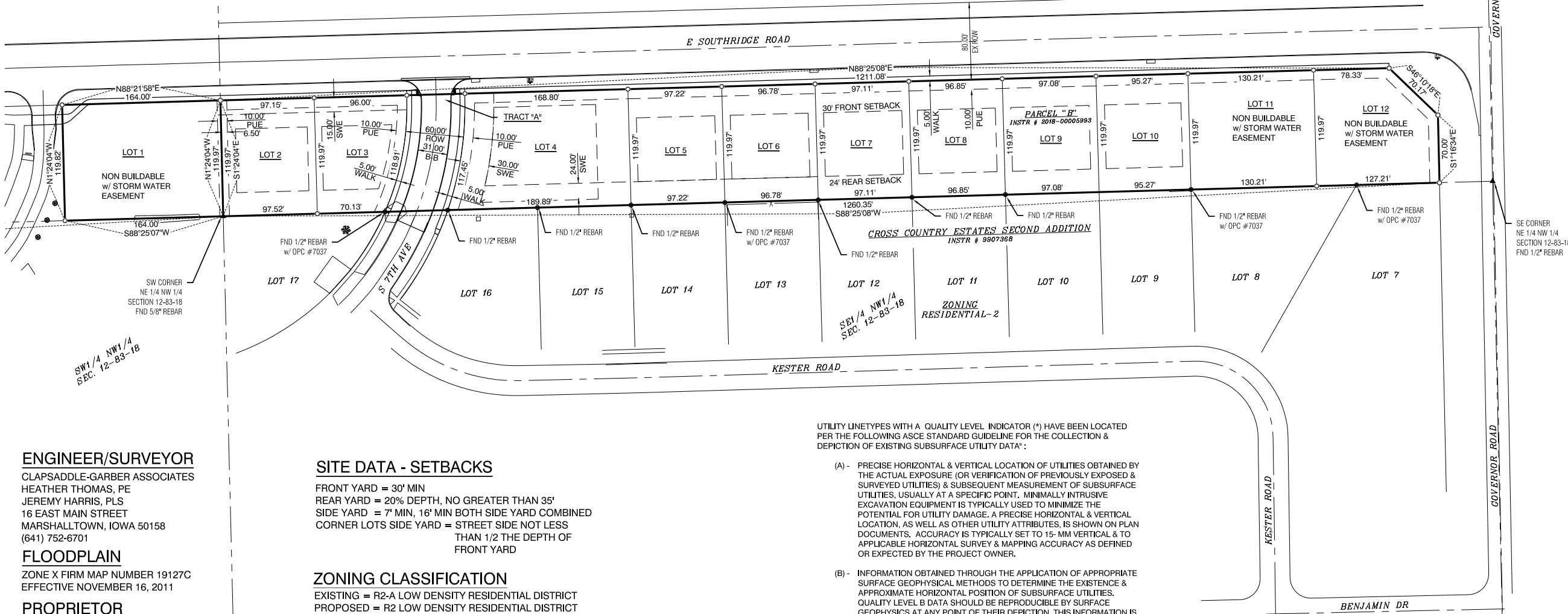
CITY OF MARSHALLTOWN
24 N CENTER STREET
MARSHALLTOWN, IA 50158

Preliminary
09/25/2019 2:28:16 PM

PRELIMINARY PLAT
SOUTHRIDGE ESTATES
CITY OF MARSHALLTOWN
MARSHALL COUNTY, IOWA

NE 1/4 NW 1/4
SEC. 12-83-18

UNPLATTED
ZONING
RESIDENTIAL-2A



UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:

- (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES. USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.
- (B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.
- (C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
- (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

LEGEND:	
	GOVERNMENT CORNER MONUMENT FOUND
	GOVERNMENT CORNER MONUMENT SET
	1/2" x 30" REBAR w/BUE PLASTIC
	ID CAP #22259
	PARCEL OR LOT CORNER MONUMENT FOUND
	EXISTING FENCE
	NAIL WITH SURVEY MARKER



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



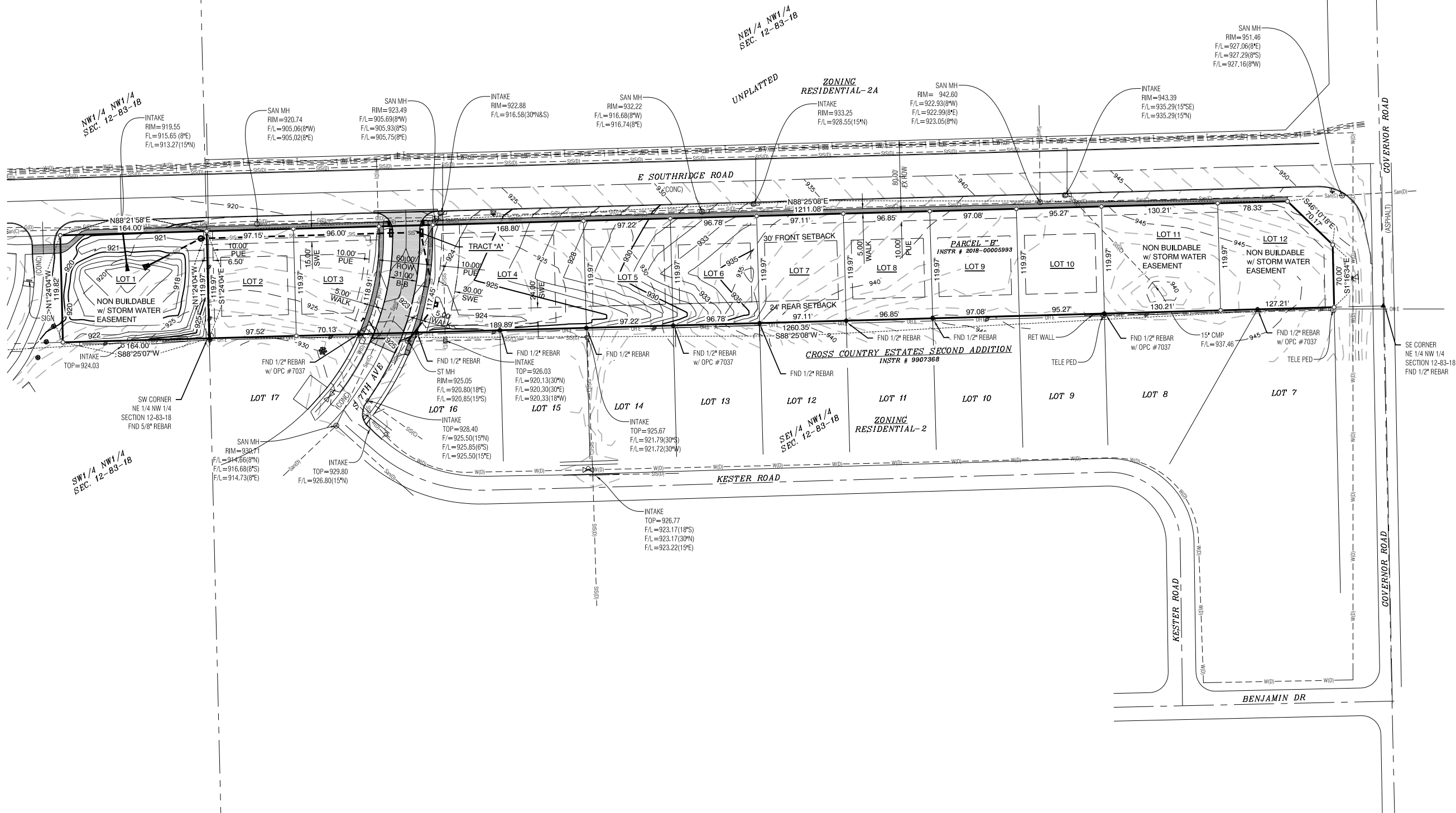
Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DESIGNED: - DATE: -
DRAWN: CAQ DATE: 7-16-2019
CHECKED: HAT DATE: 7-16-2019
APPROVED: - DATE: -

SOUTHRIDGE ESTATES
MARSHALLTOWN, IOWA

PRELIMINARY PLAT

PROJECT NO.
5761.04
SHEET NO.
1 OF 2



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-4701
www.cgaconsultants.com

DESIGNED: -	DATE: -
DRAWN: CAQ	DATE: 7-16-2019
CHECKED: HAT	DATE: 7-16-2019
APPROVED: -	DATE: -

SOUTHRIDGE ESTATES

MARSHALLTOWN, IOWA

PRELIMINARY PLAT

PROJECT NO.	5761.04
SHEET NO.	2 OF 2

— I O W A —

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

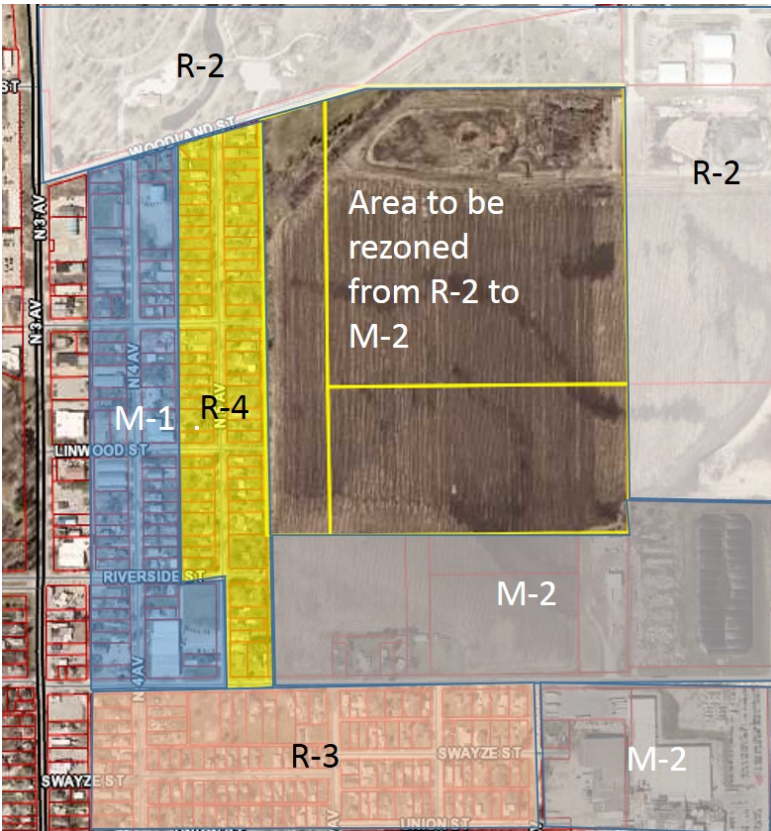
DATE: October 3, 2019 – Meeting Date

Rezoning Request - PUBLIC HEARING & RECOMMENDATION:

FROM: City of Marshalltown

SUBJECT: PIN 8418-26-229-015, 8418-25-151-001 & 8418-25-101-002 – Rezone from R-2 to M-2

The City owns several parcels north of Marion St. As part of the Highway 14 Corridor Plan there was a proposed street extension to redirect truck traffic off Highway 14 sooner than Marion Street. The Council is pursuing that project and has applied for DOT funding to assist in the construction. As part of the process, the City would like to rezone the area to M-2 and will be preparing a subdivision plat for future consideration. The parcels included are currently zoned R-2 Low Density Residential and the proposed change would be to M-2, Heavy Industry. The change is consistent with the Comprehensive Plan related to land use, which has the entire area shown as heavy industrial.



Recommendation: This is the public hearing for the proposal. Following the public hearing, the Commission should make a recommendation to the City Council for three readings and a public hearing at the Council level.

Date Submitted & Fee Paid: _____

Rezoning Request Application Form

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

www.marshalltown-ia.gov

All items listed must be submitted with this application:

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

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

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

Please type or print legibly in ink.

Property Address:

8418-26-229-015, 8418-25-151-001 & 8418-25-101-002

Owner:

City of Marshalltown

Mailing Address:

24 N. Center Street

Phone:

641-754-5756

E-mail:

mspohnheimer@marshalltown-ia.gov

Current Zoning Classification:

R-2

Current Use:

Ag Land

Proposed Zoning Classification:

M-2

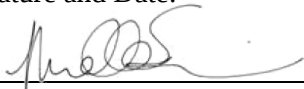
Proposed Use:

Commercial/Industrial Uses

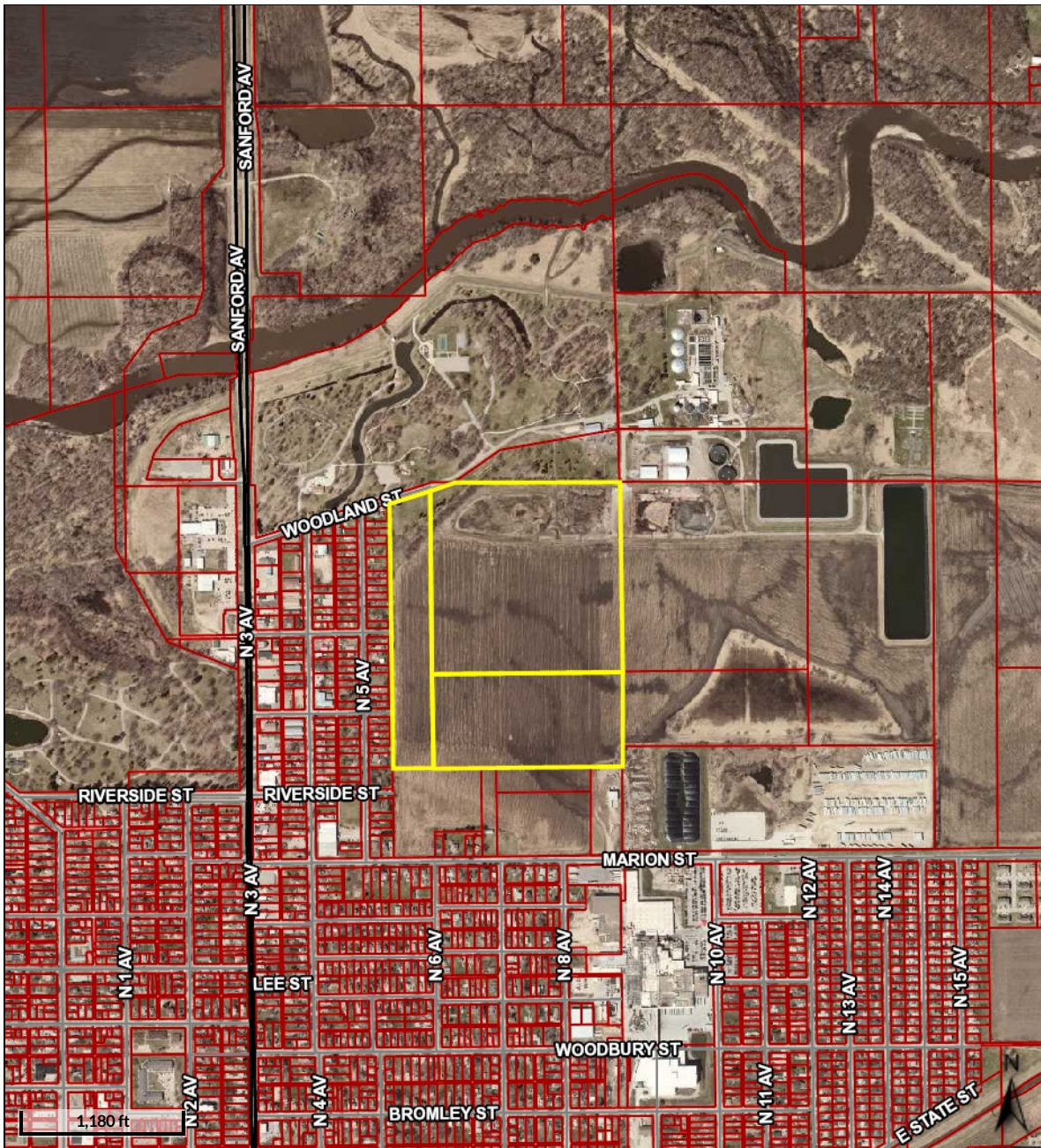
Please list the uses of surrounding properties:

Mix of residential and industrial primarily. The Water Pollution Control Plant and Compost facility are to the North.

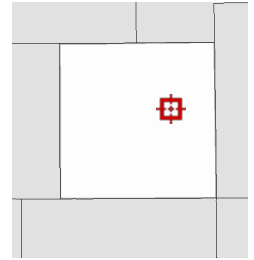
Signature and Date:



09/10/19



Overview



Legend

-  Parcels
-  Corporate Limits
-  Roads
- Major Highways**
 -  U.S. Hwy 30
 -  Hwy 330
 -  State Paved

Date created: 9/10/2019
Last Data Uploaded: 9/10/2019 7:30:04 AM

Developed by  **Schneider**
GEOSPATIAL