MARSHALLTOWN
IOWA

PLAN ZONING COMMISSION

Notice of Regular Meeting
Thursday, March 12, 2020 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 February 13th Meeting

   Documents:

   021320_PZ_MIN.PDF

3. Merle Hibbs West Final Plat Modifications

   Documents:

   5773-FINAL PLAT 2020-03-04.PDF
   031220_PZ_MEMO_MERLE HIBBS WEST PUD UPDATE.PDF

4. Review Of Map And Discussion

   Documents:

   ZONINGCHANGES_24X36P_INDUSTRIAL.PDF
   031220_PZ_MEMO_HWY 14 INDUSTRIAL MAP.PDF

MISSION STATEMENT
The City of Marshalltown collaborates to provide a welcoming, safe, vibrant and growing community.

Plan Zoning Commission
Meeting Minutes from February 13, 2020

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, Buzbee, Eilers, Valbracht, Wittkop
Commission members absent: Brodin

2) Minutes from January 9th Meeting

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

3) Plan Zone Highway 14 Open House Discussion
Rose Schroder: Purpose to provide an update on what city staff, and what Bolten & Menk consultants heard from residents, and property owners at the open house. Will provide some background. This is not a formal recommendation.

What city staff, and the Bolten & Menk consultants in attendance all receive various feedback from residents, and property owners.

- Is the City buying residential property? Continuation of residential uses;
- Mixed-Use district, as proposed isn't suited for existing industrial uses;
- Non-conforming issues related to industrial uses – discontinuance of use;
- Large multi-story commercial buildings going into older residential neighborhoods are concerning to existing residential properties;
- Mixed Use is great zone in cities like Des Moines, Ankeny, and downtown but does not fit the entire corridor;
- 'Road diet' (separate project) received both positive and negative opinions;
- Residents making statements that they would refuse to sell their property to the city or developers;
- Discussed how and why the Mixed-Use District allows for more flexibility
- Identification of properties on the zoning maps and comparing existing zoning with proposed zoning;
- Overview of the table of permitted and special uses;
- Scenario discussions – if an owner were to make upgrades to their property;
- Highway 14 Corridor Study thoughts, concerns, and questions;
- Will taller fencing be required/allowed to screen new commercial uses from adjoining residential houses?
- Will noise (from the commercial uses) be regulated separately?

Boston: Community concerns: we have noise ordinances to address those types of concerns. Think we're still on a good path. Still see it as one corridor.

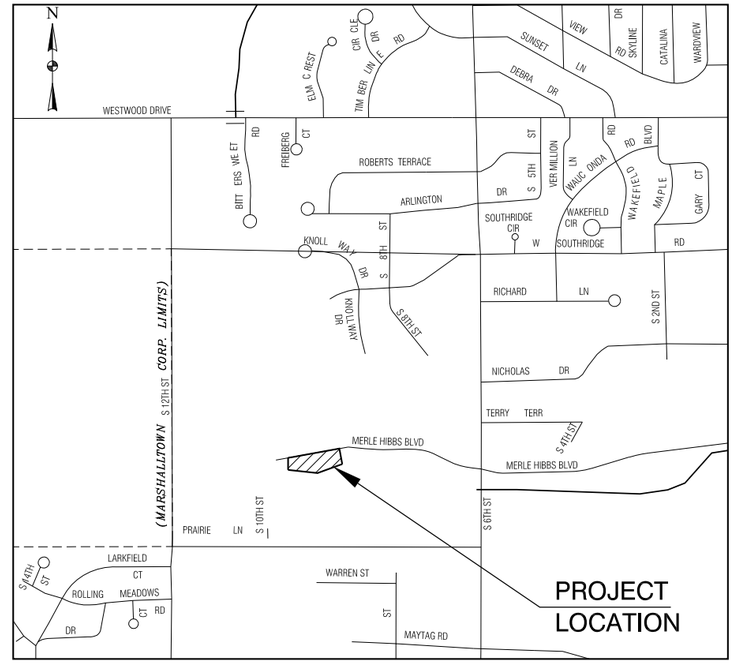
Valbracht: Biggest concern industrial use, and non-conforming. Their concerns are warranted. Don't have a problem pulling them out. In the future if their use changes, we can address it then.
Boston: doesn't really impact? They can still do everything they can do, as an industrial property. Just means they're nonconforming.
Eilers: Is the concern more about they can't expand if they wanted?
Valbracht: Yes, expansion, rebuilding. Understand the industrial property concerns. The residential the mixed use adds so many uses. Think we should be careful in how we move forward with the industrial properties.
Boston: Is this an area where we can apply an overlay?
Schroder: We can create an overlay, or they could be simply removed. My opinion on face value: accomplish the something by doing either. Removing might be more straight forward. Think about the intended outcome, and think about the best tools.
Bloomquist: Is it just two properties?
Schroder: From that evening, there were two industrial property owners. We could go back through to find out more. An overlay would not be my professional recommendation.
Valbracht: I'd like to see a map. We might be surprised. If it's ten that's a different conversation than just two. That's pretty easy to leave those out.
Bloomquist: We would have the same issue on boarding properties, with the overlay areas.
Valbracht: We can always rezone.
Boston: Any other PZ members have questions?
Schroder: Moving forward we will take another look at the mapping of the corridor. Specially at the industrial
Commission: Yes.
Boston: Any other questions? If not meeting is adjourned.

Meeting adjourned at 5:22 pm.

MERLE HIBBS WEST SUBDIVISION
MARSHALLTOWN, IOWA
FINAL PLAT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED ENTIRELY WITHIN PARCEL "G" IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5th P.M., MARSHALL COUNTY, IOWA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE, S0°13'45"W 487.80' ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST MERLE HIBBS BOULEVARD, ALSO BEING THE POINT OF BEGINNING; THENCE, NORTHEASTERLY 40.59' ALONG THE ARC OF A 1040.00' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF N80°49'58"E AND A CHORD DISTANCE OF 40.58' ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE, N79°42'53"E 389.26' ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "A" IN LOT 7 OF GLENWOOD PARK 4TH ADDITION AND RECORDED IN INSTRUMENT NO. 200300008140 IN THE OFFICE OF THE RECORDER, MARSHALL COUNTY, IOWA; THENCE, S10°17'07"E 131.16' ALONG THE WEST LINE OF SAID PARCEL "A" TO THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING ON THE NORTH LINE OF LOT "D" OF SAID GLENWOOD PARK 4TH ADDITION; THENCE, S79°46'39"W 9.38' ALONG THE NORTH LINE OF SAID LOT "D"; THENCE, S69°52'07"W 207.25' CONTINUING ALONG SAID NORTH LINE; THENCE, N83°52'34"W 244.45' CONTINUING ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT "D", SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE, N0°13'45"E 100.00' ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



VICINITY MAP
NOT TO SCALE

SURVEYOR AND ENGINEER

TRAVIS R STEWART, P.L.S.
STEVE T TROSKEY
CLAPSADDLE-GARBER ASSOCIATES
P.O. BOX 754 - 16 E. MAIN STREET
MARSHALLTOWN, IOWA 50158
(641)752-6701

ZONING INFORMATION:

PUD - PLANNED UNIT DEVELOPMENT

FLOODPLAIN:

(ZONE X) AREAS DETERMINED TO BE MINIMAL FLOOD HAZARD
PANEL# 19127C0170C
EFFECTIVE DATE NOVEMBER 16, 2011

CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

(ANW) ALLIANT ENERGY	FIELD ENGINEER	800-255-4268
CENTURYLINK	TOM STURMER	720-578-8090
HEART OF IOWA	JAY DUNCAN	641-486-2211
CITY MARSHALLTOWN SEWER	TROY MCGAHUEY	641-751-9608
CONSUMER ENERGY	JIM KIDD	641-754-1642
MARSHALLTOWN WATER WORKS	JASON TOWNE	641-751-4703
MEDICOM	CURT HODGES	515-669-3647

IOWA ONE CALL ID #551907315

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 FINAL PLAT
SHEET 3 LINE AND CURVE DATA

OWNER OF RECORD

GETHMANN INVESTMENT CORPORATION
PO BOX 160
MARSHALLTOWN, IOWA 50158

SURVEY REQUESTED BY:

BEDROCK DEVELOPMENT GROUP, LLC
2728 ASBURY ROAD
DUBUQUE, IA 52001

SURVEY LEGEND

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ ORANGE PLASTIC ID CAP #17162
- ● PARCEL OR LOT CORNER MONUMENT FOUND
- ○ SET 1/2" x 30" REBAR w/ ORANGE PLASTIC ID CAP #17162
- ( ) RECORDED AS

MARSHALLTOWN P&Z COMMISSION

MAYOR SIGNATURE

ATTEST

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

Clapsaddle-Garber Associates, Inc
16 East Main Street, P.O. Box 754
Marshalltown, Iowa 50158
Phone 641-752-6701
www.cgaconsultants.com

TRAVIS R. STEWART LICENSED 17162 PROFESSIONAL LAND SURVEYOR IOWA

I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature Date
Travis R. Stewart, PLS
Iowa License Number 17162
My license renewal date is December 31, 2021

Pages or sheets covered by this seal: SHEETS 1 OF 3, 2 OF 3 AND 3 OF 3

NW CORNER
NE 1/4 SE 1/4
SECTION 10-83-18
FND 1/2" REBAR
w/ YPC #15270
POINT OF COMMENCEMENT

VILLAGE COOPERATIVE SUB.
LOT 1

S0°13'45"W
487.80'

CETHMANN INVESTMENT CORP.

NE1/4 SE1/4
SEC. 10-83-18

ZONING
AGRICULTURAL

ZONING
RESIDENTIAL

LOT 6

GLENWOOD PARK
4TH ADDITION
INSTR #2003000008140

LOT C

CITY OF
MARSHALLTOWN

LOT 5

N

W MERLE HIBBS BLVD

80.00' ROW

SOUTH ROW LINE

POINT OF BEGINNING

C1

N79°42'53"E
389.26'

63.36' | 56.32' | 51.67' | 51.67' | 59.95' | 49.67' | 56.62'

30' FRONT SETBACK

12.50' SIDE SETBACK

10' SIDE SETBACK

8' SIDE SETBACK

LOT 7 | LOT 8 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

L16 | L17 | L18 | L19 | L20 | L21 | L22

25.00'
ACCESS
EASEMENT

PARCEL "C"
INSTR
#2019-00005715

RONALD & MADONNA
MITCHELL

S10°17'07"E
131.16'

PARCEL A | LOT 7 | PAULA J & DONALD E SMITH

PARCEL B

LOT F | ELCO INC.

PARCEL A | BARBARA P & GERALD D GAZAWAY

PARCEL B | LOT 8 | BONNIE HERBOLD

PARCEL A | PARCEL B | LOT 9

GLENWOOD PARK
4TH ADDITION
INSTR #2003000008140

ZONING
RESIDENTIAL

N0°13'45"E
100.00'

L1

47.95'

NORTH LINE LOT "D"

100 YEAR FLOOD LIMIT

TRACT "A"

TRACT "E"

TRACT "D"

TRACT "B"

TRACT "F"

TRACT "C"

L2 | L3 | L4 | L5 | L6 | L7 | L8 | L9 | L10 | L11 | L12 | L13 | L14 | L15 | L23 | L24

54.69' | 6.67' | 65.01' | 244.45' | 58.71' | 53.86' | 4.52' | 48.05' | 57.32' | 3.53' | 207.25' | 50.41'

N83°52'34"W

S69°52'07"W

20' EX SANITARY
SEWER EASEMENT

LOT "D"

LOT D

CITY OF MARSHALLTOWN

PRAIRIE HILLS 4TH ADDITION

EDGAR R & CARMEN
MONTEALEGRE

N0°13'45"E
699.39'

100 YEAR FLOOD LIMIT

100 YEAR FLOOD LIMIT

SW CORNER
NE 1/4 SE 1/4
SECTION 10-83-18
FND 1/2" REBAR
w/ YPC #15270

LOT	SQ FT	AC
1	7620	0.18
2	7136	0.16
3	8571	0.20
4	6784	0.16
5	6054	0.14
6	5400	0.12
7	5403	0.12
8	5453	0.13

TRACT	SQ FT	AC
A	725	0.02
B	1514	0.03
C	1876	0.04
D	2805	0.06
E	2360	0.05
F	27	0.00

GRAPHIC SCALE
0 60' 120' 180'

NO.	REVISION	BY	DATE

NO.	REVISION	BY	DATE

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

DESIGNED: - DATE: -
DRAWN: CAQ/RWA DATE: 03-04-2020
CHECKED: - DATE: -
APPROVED: - DATE: -

MERLE HIBBS WEST SUBDIVISION
MARSHALLTOWN, IOWA

FINAL PLAT

PROJECT NO. 5773
SHEET NO. 2 OF 3

J:\5773\dwgs\Survey\Final Plat\5773-Final Plat Ledger Sheets 2 and 3 REVISED.dwg - Final Plat Sheet 2 - 03-04-20 - 2:11pm - rwc86

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	S79°46'39"W	9.38'
L2	N32°53'50"E	10.75'
L3	N32°53'20"E	15.63'
L4	S56°24'46"W	43.20'
L5	S71°26'13"E	13.69'
L6	S71°23'34"E	18.44'
L7	S81°06'10"E	42.53'
L8	S81°06'10"E	8.53'
L9	S73°36'19"E	29.68'
L10	S88°25'44"E	17.46'
L11	S88°25'44"E	52.80'
L12	S10°16'59"E	10.00'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L13	S88°25'44"E	57.71'
L14	S10°17'07"E	39.45'
L15	N10°17'07"W	21.66'
L16	S10°16'59"E	105.15'
L17	N10°17'07"W	83.27'
L18	N10°17'09"W	106.15'
L19	S10°17'07"E	125.87'
L20	N10°17'07"W	136.72'
L21	N10°17'07"W	147.97'
L22	S10°17'07"E	139.35'
L23	S10°17'07"E	50.25'
L24	N10°17'09"W	43.95'

Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	40.59'	1040.00'	2°14'09"	N80°49'58"E	40.58'

J:\5773\dwgs\Survey\Final Plat\5773-Final Plat Ledger Sheets 2 and 3 REVISED.dwg - Final Plat Sheet 3 - 03-04-20 - 2:13pm - rwz86

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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MERLE HIBBS WEST SUBDIVISION
MARSHALLTOWN, IOWA

FINAL PLAT

PROJECT NO. 5773
SHEET NO. 3 OF 3

MARSHALLTOWN
IOWA

TO: Plan Zoning Commission

FROM: Caleb Knutson, City Planner

DATE: March 12, 2020 – Meeting Date

PUD Modification:
FROM: Merle Hibbs West
SUBJECT: Planned Unit Development Lot Modification Request

A request has been made to amend the approved final Plat for the Planned Unit Development on West Merle Hibbs. The changes are lot line adjustments to accommodate a larger garage on each unit. The lot line changes from the previous plat are approximately 1' on Lots 3, 5, and 6 and 5' on Lots 4 and 7. They have included the updated Final Plat.

Recommendation:
The Planning Commission is to review the proposal, and then make a recommendation to the city council.

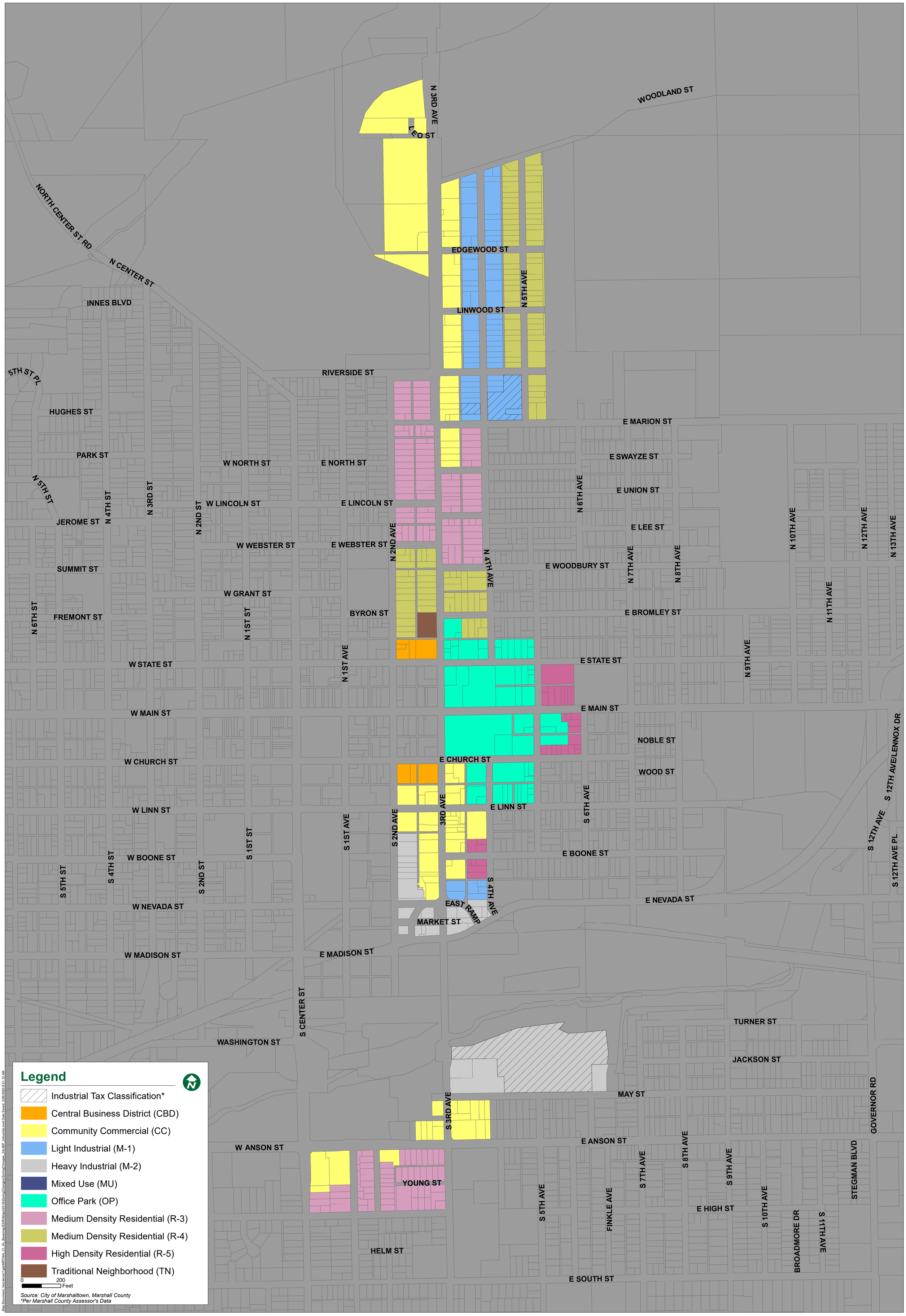
MARSHALLTOWN
IOWA

Highway 14

Zoning Changes - Industrial

February 2020

BOLTON & MENK
Real People. Real Solutions.



Legend

- Industrial Tax Classification*
- Central Business District (CBD)
- Community Commercial (CC)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Mixed Use (MU)
- Office Park (OP)
- Medium Density Residential (R-3)
- Medium Density Residential (R-4)
- High Density Residential (R-5)
- Traditional Neighborhood (TN)

0 200 Feet

Source: City of Marshalltown, Marshall County
**Per Marshall County Assessor's Data*

Map Document: \\arcserver1\gis\MRTNIA_CI_IA_Basemap\ESRI\Maps\2019\ZoningChanges\ZoningChnages_24x36P_Industrial.mxd Date Saved: 2/26/2020 8:51:12 AM

MARSHALLTOWN
IOWA

TO: Plan Zoning Commission

FROM: Caleb Knutson

DATE: March 12, 2020 Meeting

RE: **Highway 14 Corridor Rezone Industrial Properties**

The map was created by Botlen and Menk. It shows the existing zoning designation for the property in the corridor, and also identifies the properties being assessed as 'industrial' according to the Marshall County tax records. The purpose of the exercise was to determine if there were other industrial properties in the corridor (not currently zoned industrial) that should be considered. Based completely on the tax classification, the only properties in industrial use are currently zoned industrial. It should be noted that some properties that are zoned industrial are being assessed as 'commercial' or 'residential' and others are 'exempt' to reflect the use of the property.

The properties within the corridor that are both 1) zoned industrial and 2) being assessed as industrial are shown with a hatch over the underlying zoning designation, as indicated in the map legend.

Recommendation: This is discussion a on the Highway 14 Corridor Rezone and Industrial properties. The next step will, provide staff with a recommendation, and set up a public hearing.