



PLAN ZONING COMMISSION

Notice of Regular Meeting

Thursday, September 23, 2021 at 5:00 PM

10 W. State Street - Council Chambers

Thu, Sep 23, 2021 5:00 PM - 6:00 PM (CDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/942131605>

You can also dial in using your phone.

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United States: +1 (312) 757-3121

- One-touch: tel:+13127573121,,942131605#

Access Code: 942-131-605

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1. Call To Order & Roll Call

Boston
Brodin
Eilers
Gruendler
Medina
Valbracht
Wittkop

2. Minutes From September 9th Meeting

Documents:

[892021_PZ_MIN.PDF](#)

3. Preliminary Plat- Creekside Estates

Documents:

[992021_PZ_MEMO_CREEKSIDE ESTATES_PRELIM PLAT.PDF](#)
[25151 PPLAT-1 9-16-21.PDF](#)
[25151 PPLAT-2 9-16-21.PDF](#)

4. PUBLIC HEARING And Recommendation: Rezoning Of Property To M-2 Heavy Industry - PIN 8418-25-126-001, 8418-25-176-001, 8418-25-201-001, 8418-25-201-002, 8418-25-226-001, 8418-25-276-001, The West 500 Feet Of Parcel 8417-30-100-003 (2002 Marion St.)

PUBLIC HEARING: Written or verbal comments may be presented to the Board during the public hearing. Please state your name and address for the record.

Documents:

[PZ MEMO ORD M-2 REZONE CITY PROPERTY_2021_092321.PDF](#)
[REZONING APPLICATION FORM_CITY M-2 2021.PDF](#)

5. Recommendation To Amend The Comprehensive Plan Land Use Map To Change The West 500 Feet Of Parcel 8417-30-100-003 (2002 Marion St.) From Parks/Open Space To Heavy Industrial

For additional information, refer to the Memo under the rezoning request agenda item.

MISSION STATEMENT

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

Plan Zoning Commission

Meeting Minutes from September 9th, 2021

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

Meeting time: 5 PM

1) Call to order and roll call

Commission members present: Boston, Brodin, Eilers, Gruendler, & Valbracht,

Commission members absent: Medina Wittkop

2) Mins

Accepted

3) Special Use Request: 1901 S Center

4) Staff: Background

Boston: Driveway off center st?

Kelli Thurston: That driveway is gone.

Valbracht: Motion to Approve request

Brodin: 2nd

All Members voted in Favor

5) City Rezone Proposal for Parcels: 8418-25-126-001, 8418-25-176-001, 8418-25-201-001, 8418-25-201-002, 8418-25-226-001, 8418-25-276-001, 8417-30-100-003 (2002 Marion St.) – Rezone from R-2 and A-1 to M-2

Spohnheimer: Background

Boston: What about the ponds?

Spohnheimer: Water treatment plant would remain the same. City will still retain.

Boston: Currently A-1?

Spohnheimer: The whole parcel. Before development we will see parcel splits.

Boston: Dike goes through.

Spohnheimer: City will continue to maintain those.

Valbracht: Change the Comprehensive Plan.

Spohnheimer: Proposal recommend at next meeting & include Comp Plan

Valbracht: Leave out park & open space.

Spohnheimer: Future & potential development won't happen in the park.

Valbracht: Feet to from field?

Spohnheimer: Approximately 2,000

Brodin: Buffering?

Boston: Boundary west edge of the parking lot

Spohnheimer: To be clear M-2 is heavy industry.

Valbracht: Only rezone western portion

Spohnheimer: We will write it to only include the western 2,000'

Valbracht: Motion to set public hearing to rezone the western edge to M-2

Brodin: 2nd

Public Hearing Set for 9/23 at 5:00 PM

All members voted in favor

Meeting adjourned at 5:15 pm.

MARSHALLTOWN

— I O W A —

TO: Plan Zoning Commission

FROM: Caleb Knutson, City Planner

DATE: September 23rd – Meeting Date

Subdivision- Preliminary Plat

FROM: Prime Development Group LLC

SUBJECT: Preliminary Plat

The Preliminary Plat for Creekside Estates is comprised of twenty-five lots for development, and three out lots. This parcel is zoned as Traditional Neighborhood.

Background:

The purpose of this preliminary plat is to create lots for development.

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

INDEX LEGEND

PRELIMINARY PLAT

CITY: Marshalltown

COUNTY: Marshall

SECTION: 34

TOWNSHIP: 84

RANGE: 18

PROPRIETOR: Prime Development Group

PLAT PREPARED FOR: Prime Development Group

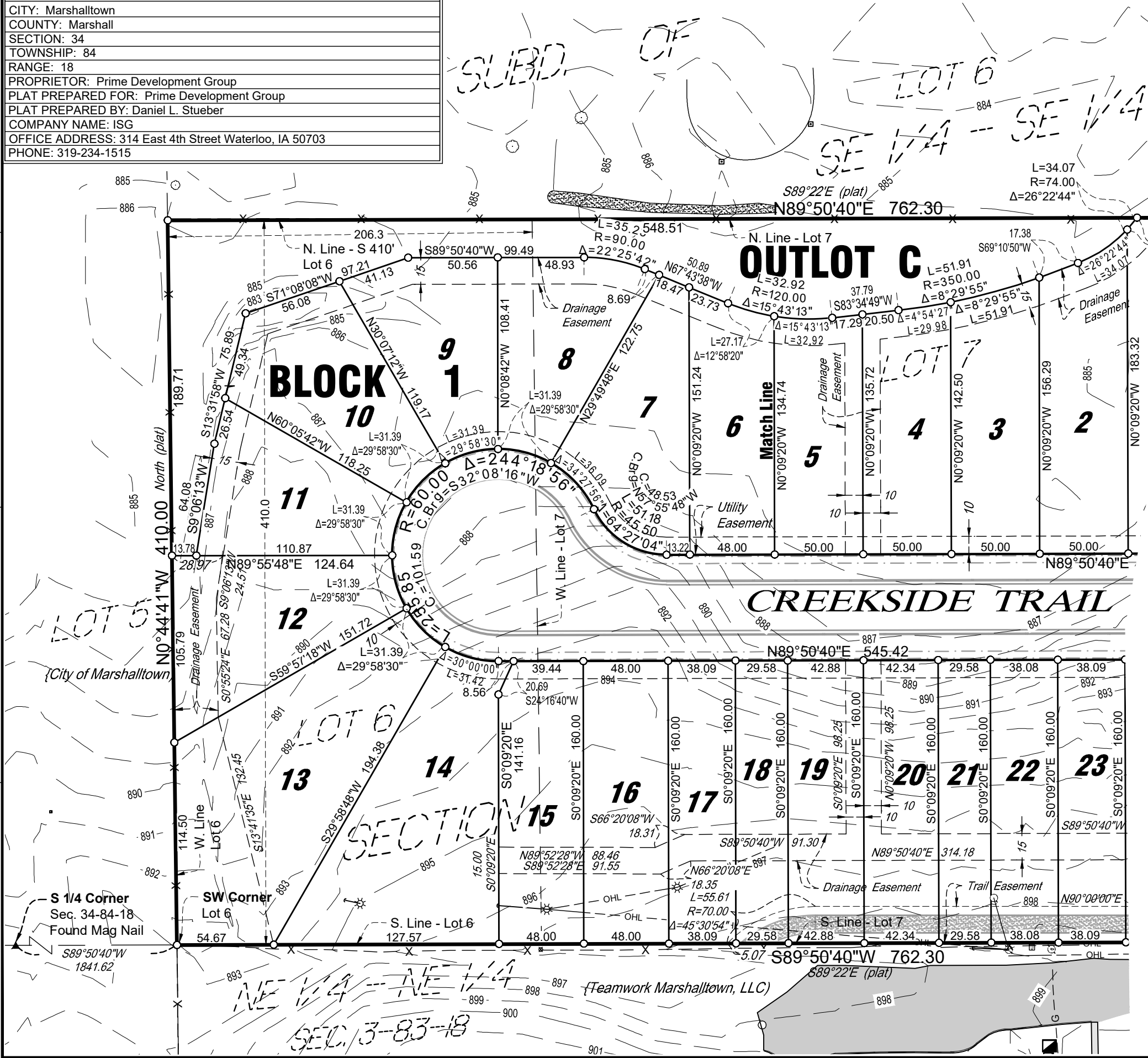
PLAT PREPARED BY: Daniel L. Stueber

COMPANY NAME: ISG

OFFICE ADDRESS: 314 East 4th Street Waterloo, IA 50703

PHONE: 319-234-1515

CREEKSID ESTATES ADDITION



EXISTING LEGAL DESCRIPTION:
(Per Title Opinion #2021-0057)

Lot 7 and the West 206.3 feet of the South 410 feet of Lot 6 of the Southeast Quarter of the Southeast Quarter of Section 34, Township 84 North, Range 18 West of the 5th P.M., Marshall County, Iowa.

The above described land is more particularly described as follows:

Beginning at the southeast corner of Section 34, Township 84 North, Range 18 West, Marshall County, Iowa, also being the southeast corner of said Lot 7; thence South 89 degrees 50 minutes 40 seconds West (assumed bearing) on the south line of the Southeast Quarter of said Section 34, also being the south line of said Lots 6 and 7, a distance of 762.30 feet to the southwest corner of said Lot 6; thence North 00 degrees 44 minutes 41 seconds West on the west line of said Lot 6, a distance of 410.00 feet to a point on the north line of the South 410 feet of said Lot 6; thence North 89 degrees 50 minutes 40 seconds East on said north line and on the north line of said Lot 7, a distance of 762.30 feet to the northeast corner of said Lot 7; thence South 00 degrees 44 minutes 41 seconds East on the east line of said Lot 7, also being the east line of said Southeast Quarter, 410.00 feet to the point of beginning.

OWNERS / DEVELOPERS:
Prime Development Group
531 Commercial Street, Suite 612
Waterloo, IA 50701

SURVEYOR:
ISG
115 E. Hickory Street
Suite 300
Mankato, MN 56001
(507)-387-6651

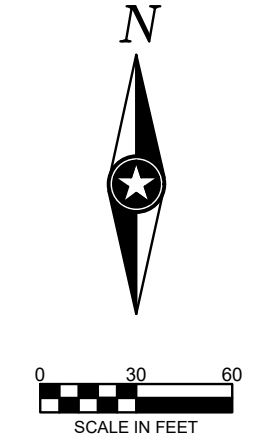
EXISTING PROPERTY:
ZONED: TN (Traditional Neighborhood)

Setbacks
Front - 25 feet
Side - 6 feet
Rear - 15 feet

BENCHMARK:
Spike in utility pole located on west side of 6th Street, 150'± south of southeast corner of site.
Elevation = 905.15 (NAVD88)

FLOOD ZONE:
Part of the surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), according to Flood Insurance Rate Map Community Panel No. 19127C0170C, published by the Federal Emergency Management Agency, effective date November 16, 2011.

NOTE:
Proposed site features are shown as shaded on this sheet.



I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Daniel L. Stueber
License Number 19880
My License renewal date is December 31, 2021
Pages covered by this seal: 1
Date: 9/16/21

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PROJECT

CREEKSID ESTATES

MARSHALLTOWN IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
9/14/21	County Comments	KH
9/15/21	County Comments	KH
9/16/21	County Comments	KH

PROJECT NO.	21-25151
FILE NAME	25151 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	8/26/21
CLIENT PROJECT NO.	-

PRELIMINARY PLAT

CREEKSID ESTATES ADDITION

LEGEND

- Bituminous Surface

Concrete Surface

Existing Building

Gravel Surface

Overhead Utility Line

Fence

Corners Found
(monuments as described)

Corners Set
(1/2" Iron w/gpc No. 19880)

Section Corner Found

Section Corner Set

Air Conditioner

Light Pole

Transformer

Utility Pedestal

Utility Pole/Guy Wire

Manhole/Catch Basin

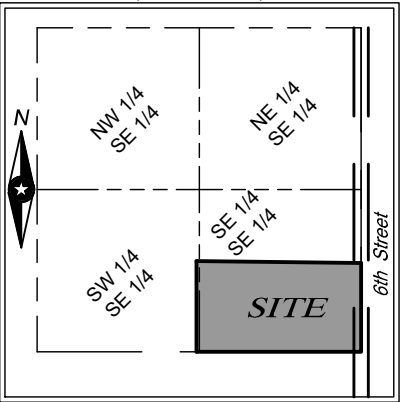
Mailbox

Sign

AREA TABLE

Lot 1, Block 1 = 9,479.86 sq. ft.	Lot 16, Block 1 = 7,679.65 sq. ft.
Lot 2, Block 1 = 8,354.51 sq. ft.	Lot 17, Block 1 = 6,093.68 sq. ft.
Lot 3, Block 1 = 7,436.30 sq. ft.	Lot 18, Block 1 = 4,733.33 sq. ft.
Lot 4, Block 1 = 6,935.74 sq. ft.	Lot 19, Block 1 = 6,860.66 sq. ft.
Lot 5, Block 1 = 6,698.00 sq. ft.	Lot 20, Block 1 = 6,773.68 sq. ft.
Lot 6, Block 1 = 6,813.44 sq. ft.	Lot 21, Block 1 = 4,733.33 sq. ft.
Lot 7, Block 1 = 7,786.88 sq. ft.	Lot 22, Block 1 = 6,092.99 sq. ft.
Lot 8, Block 1 = 7,064.23 sq. ft.	Lot 23, Block 1 = 6,093.68 sq. ft.
Lot 9, Block 1 = 6,929.61 sq. ft.	Lot 24, Block 1 = 4,733.33 sq. ft.
Lot 10, Block 1 = 8,204.73 sq. ft.	Lot 25, Block 1 = 6,133.33 sq. ft.
Lot 11, Block 1 = 6,732.75 sq. ft.	Outlot A = 26,078.96 sq. ft.
Lot 12, Block 1 = 8,824.07 sq. ft.	Outlot B = 19,790.43 sq. ft.
Lot 13, Block 1 = 15,642.00 sq. ft.	Outlot C = 24,159.87 sq. ft.
Lot 14, Block 1 = 13,159.45 sq. ft.	Lot A = 41,378.59 sq. ft.
Lot 15, Block 1 = 7,599.37sq. ft.	6th Street Right of Way = 13,530.00 sq. ft.
	Total = 312,526.47 sq. ft. - 7.17 acres

VICINITY MAP
(NOT TO SCALE)



SE 1/4 SEC. 34, TWP. 84, RGE. 18
Marshall County, Iowa



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

Daniel L. Stueber 9/16/21
Date: Daniel L. Stueber
License Number 19880
My License renewal date is December 31, 2021
Pages covered by this seal 1

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PROJECT

CREEKSID ESTATES
ADDITION

MARSHALLTOWN IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
9/14/21	County Comments	KH
9/15/21	County Comments	KH
9/16/21	County Comments	KH

PROJECT NO.	21-25151
FILE NAME	25151 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	8/26/21
CLIENT PROJECT NO.	---

TITLE
**PRELIMINARY
PLAT**

MARSHALLTOWN

IOWA

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: September 23, 2021 – Public Hearing

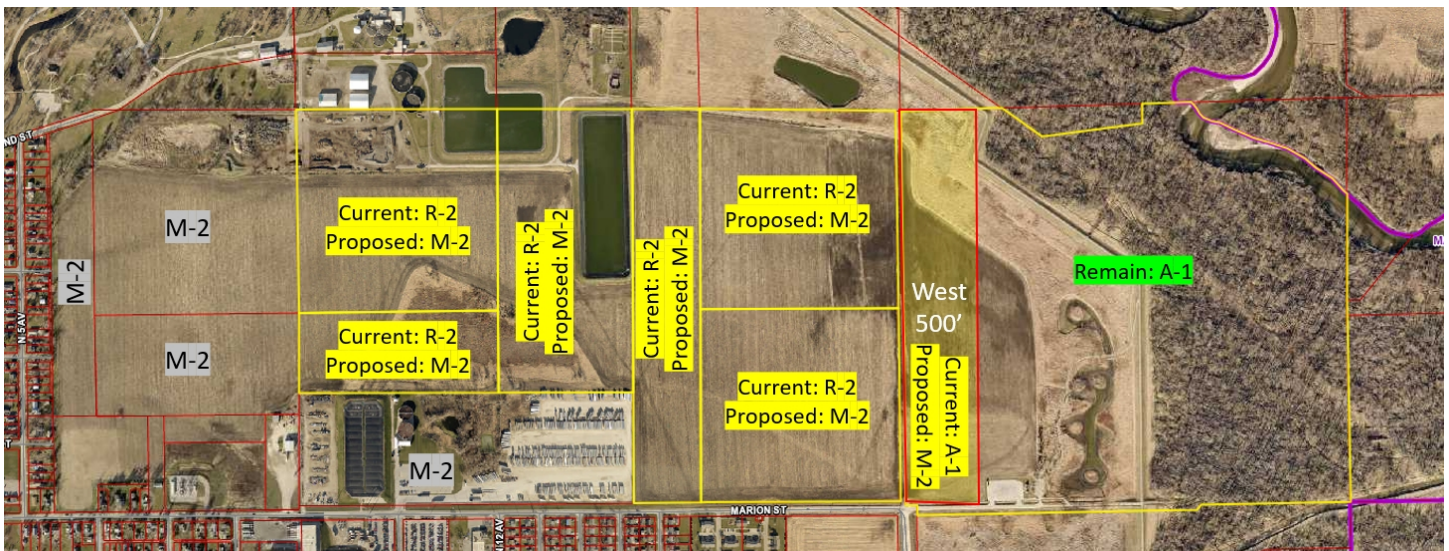
Rezoning Request:

PROPERTY OWNER: City of Marshalltown

SUBJECT: PIN 8418-25-126-001, 8418-25-176-001, 8418-25-201-001, 8418-25-201-002, 8418-25-226-001, 8418-25-276-001, the west 500 feet of parcel 8417-30-100-003 (2002 Marion St.) – Rezone from R-2 and A-1 to M-2

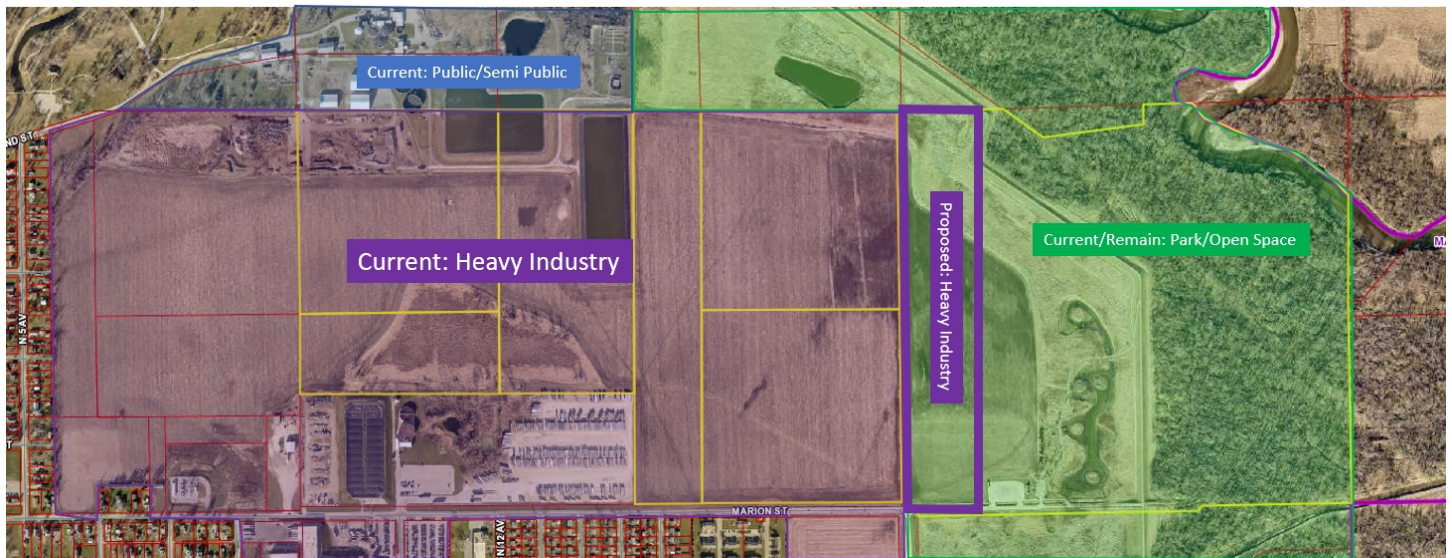
Policy Issue: A rezoning is an amendment to the Zoning Map, which is part of the Zoning Ordinance. Rezoning requests go before the Plan Zoning Commission for a review and public hearing where a recommendation is made to the City Council.

Recommendation: The Plan Zoning Commission met on Thursday, September 9th to discuss the proposal and made a recommendation to only rezone the west 500 feet of parcel 8417-30-100-003 (2002 Marion St.) along with the other identified parcels. A public hearing will be held on September 23rd to receive comments. The Commission will make a recommendation on the rezoning proposal to rezone the parcels included from R-2, Low Density Residential and A-1, Agricultural Reserve to M-2, Heavy Industry to the City Council following the public hearing. The rezoning is being completed now to encourage new industrial development.



Background: The majority of the property currently has a Land Use designation of Heavy Industry except for parcel 8417-30-100-003 (2002 Marion St.) which is Parks/Open Space. Changing the zoning or land use for this parcel will not limit the area from being used for park/open space. This majority of the area was identified as future industrial development area as part of the Comprehensive Plan.

Land Use Designation



Budget Impact: None

Attachment: Rezoning application form.

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

Rezoning Request 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: The City will place a sign on the property to notify the public that a rezoning request has been submitted. The sign includes the city's phone number so that concerned individuals will have an opportunity to learn about the proposal and can present information on this matter to the Commission and/or Council at the public hearing. A notice of public hearing is also published in the newspaper.

1. The burden of providing sufficient evidence to make the applicant's case shall be on the applicant in all cases.
2. The rezoning request must be considered by the Plan Zoning Commission and the City Council. Contact the Housing & Community Development Director for a schedule of the upcoming meetings. Please note the deadline dates for each meeting. 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.
3. 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, the rezoning requires three readings and a public hearing.
4. Under optimum conditions it takes about 4-6 months to rezone property if the issue is not controversial. Larger projects may require additional time.
5. Applicants are encouraged to provide all applicable information as early as possible to facilitate the process.

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:	
Owner:	
Mailing Address:	
Phone:	E-mail:
Current Zoning Classification:	
Current Use:	
Proposed Zoning Classification:	
Proposed Use:	
Please list the uses of surrounding properties:	
Signature and Date:	