

MARSHALLTOWN

— I O W A —

PLAN AND ZONING COMMISSION

Notice of Regular Meeting

Thursday, November 7, 2024, at 5:00 pm

City Council Chambers, City Hall

10 West State Street, Marshalltown, IA 50158

1. CALL TO ORDER

2. ROLL CALL

- o Boston
- o Brodin
- o Casady
- o Eilers
- o Gruendler
- o Isom
- o Valbracht

3. Approve Minutes From October 24, 2024 Meeting

Documents:

[10-24-2024_PZ_Minutes_CK.pdf](#)

4. Rezoning Application For 2815 S 2nd Street Has Been Withdrawn

5. Discussion Of Zoning Ordinance Change For Application Packet Submitted By McFarland Clinic And Site Plan

Documents:

[Ordinance Change Application Form McFarland Solar Request w attachment Signed 10 31 2024.pdf](#)
[McFarland Solar Layout - Scaled Model 05 07 2024.pdf](#)

5.1. Commission Action For Further Discussion Or Setting Public Hearing

6. Discussion - Review Of Chapter 156: Zoning (Version 2)

Item 1: 156.F002 (D) Plant Substitutions for solar installations

Item 2: Table 156.C.003-1 under Urban Core (UC) Zoning District

Item 4: Update the language of Pole Sign

Item 5: Update Table 156.G.004-3 adding design standards for Pylon (Pole) signs within the Mixed-Use (MU) Zoning District

Item 6: 156.M.003 and 156.C.007 Accessory Use - Residential Swimming Pools

Item 7: Update language for Utilities, Major Utility, and Minor Utility

Item 8: Update language for Home-Based Business Accessory Use Definition and Requirements

Item 9: Update Table 156.B.005-1 Non-Residential & Mixed-Use District Lot & Building Standards to include the proposed Public/Institutional (PI) Zoning District standards

Documents:

[Proposed Changes for Chapter 156 v2.pdf](#)
[PI District Development Standards Table.pdf](#)
[Zoning Map for IP zone discussion.pdf](#)

6.1. Commission Action For Further Discussion Or Setting Public Hearing

MISSION STATEMENT

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