

MARSHALLTOWN

I O W A

PLAN AND ZONING COMMISSION

Notice of Special Meeting

Thursday, December 5, 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 November 7, 2024 Meeting

Documents:

[11-05-2024_PZ_Minutes_CK.pdf](#)

4. Public Hearing As Published On An Ordinance To Amend The Code Of Ordinances, City Of Marshalltown, Iowa, Chapter 156: Zoning

Documents:

[Zoning Text Amendment \(SCL 11.20.24\)_TR Update \(1\).pdf](#)

5. Commission Discussion And Motion To Make Recommendation Of Changes To The City Council For Consideration

AMENDED SECTIONS:

Section 1. Table 156.B.005-1 Adding lot standards for the Public/Institutional (PI) Zoning District

Section 2. Table 156.C.003 amended, changing Vehicle Fuel Stations from a permitted use (P) to a special use (S) in the Urban Core (UC) Zoning District; by changing Ground-Mounted Solar Arrays (Accessory Use) from prohibited (--) to a

special use (S) in the Nonresidential Public/Institutional (PI) Zoning District; and by further indicating in the table notes that Vehicle Fuel Stations shall be prohibited (--) in portions of the Urban Core (UC) Zoning District encompassed by the Historic District Overlay (UC-HD).

Section 3. The title of Section 156.C.005(H) “Standard for solar panel arrays (principal use),” shall be superseded and replaced as follows: “Standards for in-ground solar panel arrays.”

Section 4. Section 156.C.005(H)(1) amended by adding the following Table 156.C.003 (I) Location. The setback from any residential dwelling unit shall be 300 feet from the nearest edge of the Solar Panel Array.

Section 5. Section 156.C.007(G)(1)(d) shall be amended by adding the following subsection 12: Employees. The home-based business allows one (1) employee to work and assist in the home-based business that does not reside on the premises. All other employees must reside on the premises.”

Section 6. Section 156.C.007(G) shall be amended by adding the following subsection (f): Violation, non-compliance, and revocation of registration.

Section 7. Section 156.C.007(G) shall be amended by adding the following subsection (4): Swimming pool regulations

Section 8. Section 156.F.002(D) shall be amended by adding the following subsection (6): Solar Array Bufferyard Substitutions

Section 9. Table 156.G.004-3 amended, for Pylon or Pole Signs for the General Commercial (GC) and General Industrial (GI) Zoning Districts

Section 10. Table 156.G.004-3 shall be further amended, with respect to Pylon or Pole Signs, by adding requirements for Pylon or Pole Signs in the Mixed-Use (MU) Zoning District

Section 11. Amending definitions to Section 156.M.003 for:

- HOME-BASED BUSINESS
- HOME-BASED BUSINESS (NO IMPACT)
- SWIMMING POOL
- SWIMMING POOL (TEMPORARY ABOVE GROUND) and
- UTILITIES

Documents:

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MISSION STATEMENT

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