



**MARSHALLTOWN
MORE THAN EVER**

**CITY OF MARSHALLTOWN
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC MEETING
CITY HALL COUNCIL CHAMBERS
10 WEST STATE STREET
JULY 15, 2025, 5:00 PM**

AGENDA

CALL TO ORDER

ROLL CALL

Mark Eton, Tammie Engle, Heidi Hogan, David Schulze, Kelli Thurston

APPROVAL OF MEETING MINUTES

1. Approval of Meeting Minutes from June 26, 2025

BUSINESS

2. Consider Removing From the Table and Consider Approval of a Special Use Permit Application for 2500, 2502, and 2504 S Center Street
3. Consider Approval of a Variance Application Regarding Fence Height for 301 to 319 N 10th Avenue
4. Consider Approval of a Variance Application Regarding Exterior Building Materials for 629 W Lincoln Way
5. Consider Approval of a Variance Application Regarding Development Landscaping Requirements for 104 S 8th Avenue
6. Consider Approval of a Variance Application Regarding Development Landscaping, Buffer Landscaping, and Parking Lot Screening Requirements for 713 to 715 E Main Street, 708 to 716 Noble Street, and 706 E Linn Street

ADJOURNMENT

MISSION STATEMENT

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

Board of Adjustment

Meeting Minutes – June 26th, 2025

Meeting was called to order at 5:00 PM in the City Council Chambers at 10 W. State Street

1. Roll Call:

Present: Eaton, Thurston, Schulze, Hogan

Absent: Engle

2. APPROVAL OF MEETING MINUTES FROM APRIL 15TH, 2024

Motion to approve the April 15th, 2025 meeting minutes made by Schulze, seconded by Eaton.

All ayes upon roll call. Motion Carried.

3. PUBLIC HEARING: SPECIAL USE PERMIT APPLICATION FOR 3202 S 6TH STREET

Clayton Ender, Assistant Director of Housing and Community Development, presented the staff report.

No comments from public

Motion by Schultz to approve the special use permit application, seconded by Thurston.

All ayes upon roll call. Motion Carried.

4. PUBLIC HEARING: SPECIAL USE PERMIT APPLICATION FOR 402 N 10TH AVENUE

Clayton Ender, Assistant Director of Housing and Community Development, presented the staff report.

Hogan abstained due to her firm, CGA, working on the project.

Applicant did not want to wait until a 4th board member could be present.

No concerns raised by the public.

Brad Carl, Corporate Engineer for JBS explained the detention basin set up, which is based off of elevation/gravity. Same design as original detention basin. JBS complies with USDA, and cannot have bugs or pests, so they monitor the basin. It's a green space, and the neighbors were happy with the renderings. The lot will be manicured and mowed. Not required to have a fence, however JBS would prefer to have some fencing due to liability issues with others accessing the property so it doesn't become a playground. No barb wire, but would like a taller fence than 4ft

for security. Brad invited board to attend quarterly city meeting with JBS. Eaton would like that put on the city calendar.

Motion by Eaton to approve the special use permit application with the condition that the chain link fencing around the detention basin is to not include any privacy slats, seconded by Schultz.

Roll Call:

Hogan– Abstained

Eaton – Yay

Schulze – Yay

Thurston - Yay

Motion Carried.

5. PUBLIC HEARING: SPECIAL USE PERMIT APPLICATION FOR 2500, 2502 , & 2504 S CENTER STREET

Clayton Ender, Assistant Director of Housing and Community Development, presented the staff report.

Schultz feels there is a better use of the space than storage gave suggestions of office space, venue space etc. Thurston was curious if all other avenues have been exhausted before landing on storage space. Eaton shared the plans fall within the scope of what P&Z allowed. Schultz frustrated by the time it makes it to BOA, the decision feels as if it was already decided. Thurston proposed that the item be tabled.

Clayton confirmed that the BOA does have the discretion to vote no, but to be clear in their articulation of why.

Schultz is happy that they are here, and investment in the building. Understands it is difficult to develop in Marshalltown due to the population not being as high as in metro areas.

BOA would like for the developers to attend in person or virtually within 90 days, so the BOA can learn more about the project so they can make an informed decision.

Motion made by Thurston to table, for up to 90 days so the applicant can attend in person or virtually.

All ayes upon roll call. Motion Carried.

Meeting Adjourned at 6:07 PM

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I O W A

HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Planning and Zoning Commission
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: July 15th, 2025
RE: Consider Removing From the Table and Consider Approval of a Special Use Permit Application for 2500, 2502, and 2504 S Center Street

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant & Property Owner:	Shops at Marshalltown LLC C/O Reserve Development 4300 Sigma Rd STE 100 Dallas TX 75244
Recommendation:	<p>The Planning and Zoning Commission recommends approval of the special use permit application for 2500, 2502, and 2504 S Center Street subject to the following conditions:</p> <ol style="list-style-type: none">1. Prior to Board of Adjustment approval of the special use permit the City Council shall have first completed approval of a zoning text amendment related to allowance of self-service storage, mini-warehouse within the GC, General Commercial Zoning District by special use permit. <p>STAFF COMMENTARY REGARDING CONDITION #1: Ordinance 15103 has received final approval from City Council and therefore this condition is satisfied.</p>

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Current Zoning District & Current Usage:	<p>Current Zoning: GC, General Commercial Zoning District</p> <p>Current Usage: Vacant, former shopping center</p>
Proposed Zoning District & Proposed Usage:	<p>Zoning: GC, General Commercial Zoning District</p> <p>Proposed Usage: Self-Service Storage, Mini-Warehouse</p>
Review Criteria:	<p>In determining whether to approve, approve with conditions, or deny a special use permit, the review bodies shall consider the following review criteria:</p> <ol style="list-style-type: none"> <li data-bbox="524 615 1490 720"> <p>1. The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements.</p> <p>The proposed site plan is in compliance with applicable zoning regulations provided that prior to Board of Adjustment approval of the special use permit the City Council shall have first completed approval of a zoning text amendment related to allowance of self-service storage, mini-warehouse within the GC, General Commercial Zoning District by special use permit.</p> <li data-bbox="524 1035 1490 1140"> <p>2. The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan.</p> <p>The proposed development does not conflict with any prior approvals.</p> <li data-bbox="524 1266 1490 1371"> <p>3. The administrative body has considered the recommendation of staff.</p> <p>Staff recommends approval of the special use permit application as outlined in the recommendation section of this staff report.</p> <li data-bbox="524 1455 1490 1560"> <p>4. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.</p> <p>The comprehensive plan identifies the future land use designation for the development site as commercial.</p>

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The comprehensive plan does not explicitly list all possible commercial uses within this future land use category. While not a retail based commercial usage the proposed usage does provide general service to people in the form of storage space.

5. **The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

§ 156.A.002(D)(5) "Protecting property against blight and depreciation by facilitating reinvestment, redevelopment, and infill development."

6. **Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

7. **The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**

Land uses to the north, west, and south, include commercial zoning and land uses. Land uses to the east include single-family and multi-family residential.

The proposed use is compatible with all surrounding uses with the inclusion of adequate buffering between residential uses which will be provided.

8. **The special use does not create an unwanted concentration of similar special uses that is likely to discourage permitted uses by making the vicinity less desirable for them.**

In the opinion of staff the proposed development will not discourage permitted uses in the area by making the area less desirable.

9. **There is no practicable alternative location where the use is permitted by right within the general vicinity of the parcel proposed for development, or, if such a location exists, the proposed location is comparable or more favorable in terms of:**

- **Providing a needed community service;**

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- **Providing a critical mass of related and mutually supportive land uses that promote quality economic development and opportunity;**
- **Providing a balance of land uses, ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another; and**
- **Making more efficient use of public infrastructure.**

While other sites in town exist, which allow for mini-warehouse by right this proposal is about revitalization of the former mall and current market conditions desiring visibility to HWY 14. The proposed usage would not take up desirable commercial frontage to the west and instead utilize existing structural area on the east side of the mall that has reduced commercial desirability.

In the opinion of staff, approval of this special use permit supports development of the mall site by aiding in making conversion to current market demands financially viable.

Attachments:

Finding of Facts Report
Aerial Vicinity Map
Site Plan

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Board of Adjustment Finding of Fact Report

Meeting Date: 6/26/2025	Application Type: SELF-SERVICE STORAGE, MINI-WAREHOUSE SPECIAL USE PERMIT
Zoning District: GC, GENERAL COMEMRCIAL	Comp. plan designation: COMEMRCIAL
Property Address: 2500, 2502, AND 2504 S CENTER STREET	
Property Owner: SHOPS AT MARSHALLTOWN LLC C/O RESEREVE DEVELOPMENT 4300 SIGMA RD STE 100 DALLAS TX 75244	
Applicant (if different than owner): N/A	

Request Description

Shops at Marshalltown LLC has submitted a special use permit application for establishment of a self-service storage, mini-warehouse facility to be located at 2500 S Center Street.

Plan Zoning Commission Recommendation

The Planning and Zoning Commission met on June 12, 2025 and recommended approval of the special use permit application for 2500, 2502, and 2504 S Center Street subject to the following conditions:

1. Prior to Board of Adjustment approval of the special use permit the City Council shall have first completed approval of a zoning text amendment related to allowance of self-service storage, mini-warehouse within the GC, General Commercial Zoning District by special use permit.

STAFF COMMENTARY REGARDING CONDITION #1: The agenda for the Board of Adjustment meeting is being published prior to final city council approval of Ordinance 15103. However, this ordinance has passed first and second readings by city council and is scheduled for third and final reading on June 23rd, 2025 which predates action by Board of Adjustment. Staff will provide a verbal update regarding the status of the zoning text amendment at the Board of Adjustment meeting.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		Does the Home Occupation Special Use requested comply with the listed criteria? <i>Reasoning:</i> Vote result if applicable: _____ Yes _____ No
		➤ Will there be exterior display (except allowable sign)? Vote result if applicable: _____ Yes _____ No
		➤ Will the building maintain residential design features? Vote result if applicable: _____ Yes _____ No
		➤ Will the residential character of the neighborhood be maintained? Vote result if applicable: _____ Yes _____ No
		➤ Is the proposed signage limited to one building mounted sign (1 s.f. max)? Vote result if applicable: _____ Yes _____ No
		➤ Will all equipment/merchandise be stored inside: Vote result if applicable: _____ Yes _____ No
		➤ Will there be employees? If yes are they residents of the home or is the Board granting approval? Vote result if applicable: _____ Yes _____ No
		➤ Is the traffic and parking need addressed so to not objectionable to neighbors? Is there adequate parking available on site? Vote result if applicable: _____ Yes _____ No
		➤ Structural modification or additions to the residence for expansion of the home occupation are prohibited, are there planned changes? Vote result if applicable: _____ Yes _____ No

Based on the Findings of Fact the following action occurred:

Motion by _____ to APPROVE the request as submitted with the following conditions:

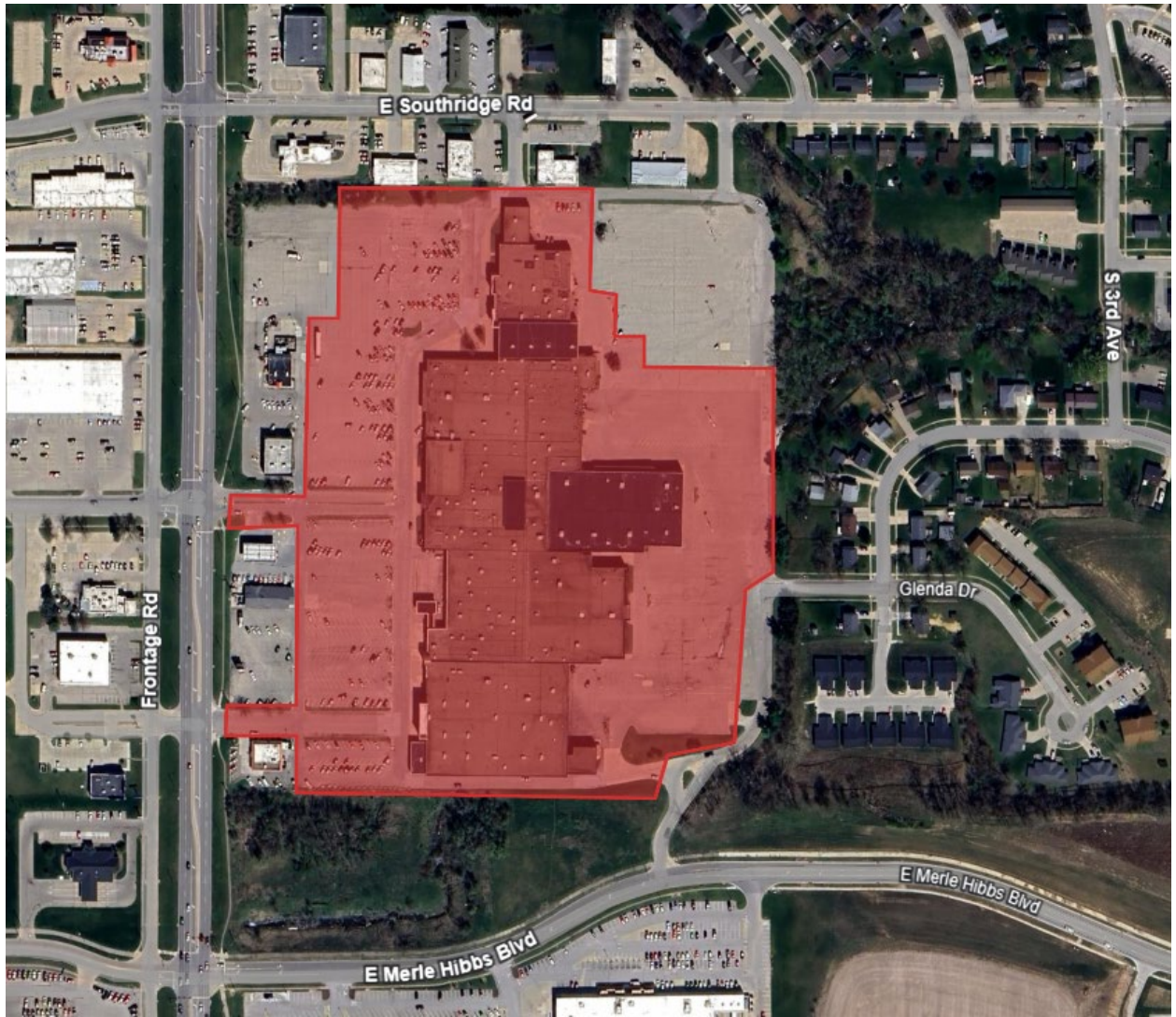
1. This approval allows for self-service storage, mini-warehouse to utilize an area equal to or less than 75,875 square feet in a location as generally shown on the site plan for the special use permit which is attached to and made a part of this approval.
2. Any increase in area utilized for self-service storage, mini-warehouse beyond that of this approval or in an alternate location on this site which is not generally consistent with the location show on the attached site plan shall be subject to an amended special use permit application.
3. Self-service storage, mini-warehouse shall comply with the following standard restrictions for this use within the GC, General Commercial Zoning District:
 - a. All storage uses shall be non-visible from S Center Street. This shall not be interpreted to prohibit installation of a pedestrian entrance on the west façade as generally shown on the attached site plan.
 - b. Individual storage units shall be interior access only.
 - c. Outdoor storage shall be prohibited.

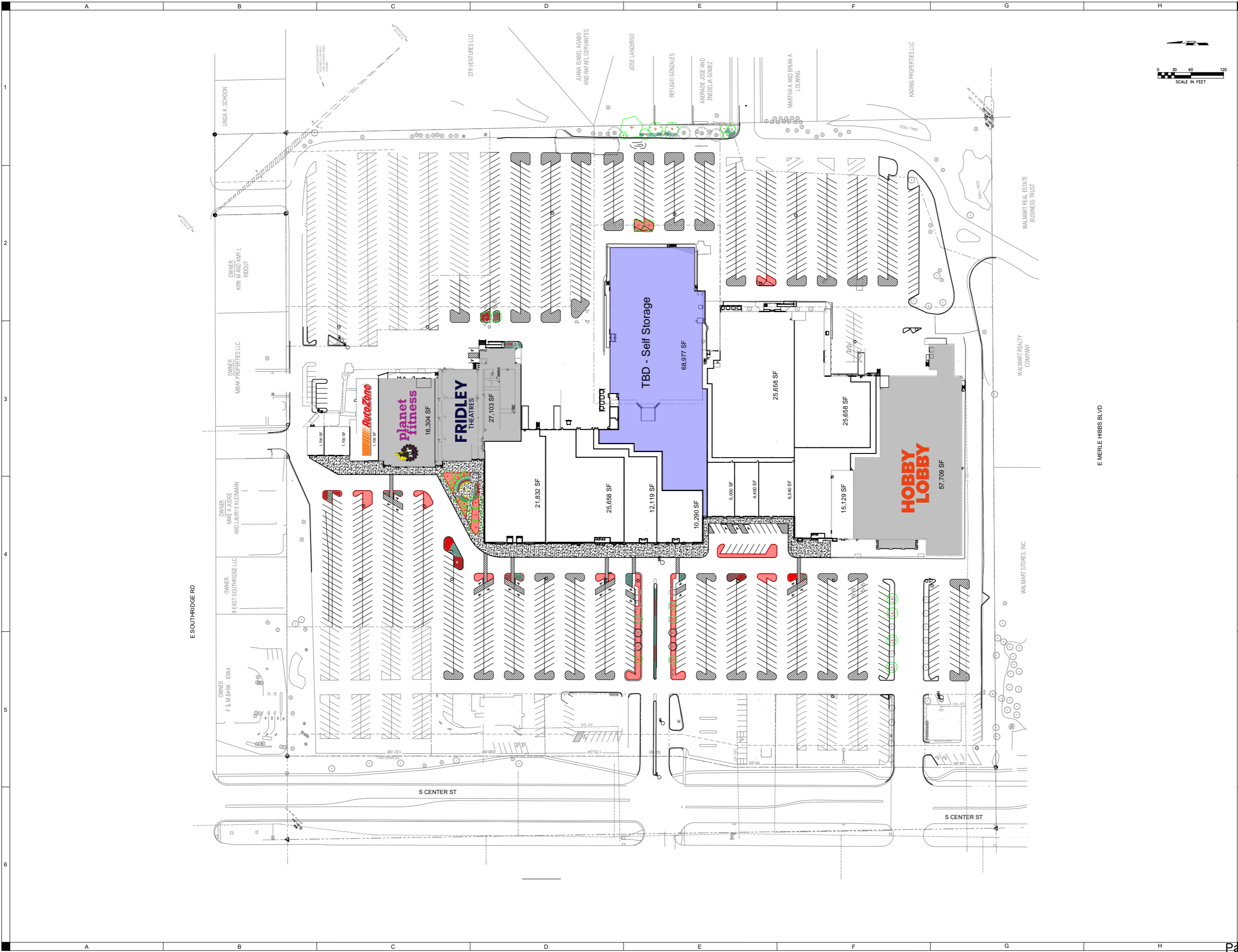
Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>EATON</i>				
<i>ENGLE</i>				
<i>HOGAN</i>				
<i>SCHULZE</i>				
<i>THURSTON</i>				

AERIAL VICINITY MAP





**MARSHALLTOWN MALL
REDEVELOPMENT**
THE SHOPS OF MARSHALLTOWN
MARSHALLTOWN, IA

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

APPROVED BY	APPROVED FOR	ISSUED FOR	ISSUE DATE	PROJECT NUMBER	CLIENT PROJECT NUMBER
APR	REC	REVIEW	04/22/2025	2250000210	

Special Use Permit Application

Housing & Community Development Department - 24 N. Center Street, Marshalltown, IA
50158 Ph: 641-754-5756 - Fax: 641-754-5742 - E-mail: bldginsp@marshalltown-ia.gov

All applicable items listed must be submitted with this application:

- Project Description.** Include a cover letter or project description summarizing the proposed project.
- A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- Any other applicable drawings or diagrams.** This may include site improvements, design features, public services, and compatibility.
- Application fee.** A \$300 fee is required for a special use request. Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted.
- Full legal description of the property.** *Please note that the tax description on the Marshall County assessor's webpage is NOT the full legal description.* The legal description is listed on the property's abstract and/or a recorded deed or may be obtained from the Marshall County Recorder's Office for a fee.
- Owner's consent to apply (if applicable).** If the applicant is NOT the current title owner, a letter from the title owner shall be included indicating consent to apply.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met.

For all special use requests, the Plan & Zoning Commission shall first review the proposal, hold a public hearing and make a recommendation to the Board of Adjustment which will also hold a public hearing prior to acting. A public hearing notice will be published and a sign will be posted on site for public information.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 2500 S Center Street; Marshalltown, IA 50158	
Owner: Shops at Marshalltown LLC	
Mailing Address: 4300 Sigma Road, Ste 100; Dallas, Texas 75244	
Phone: 214-663-8782	Email Address: jeff@reservedevelopment.com
Agent Name (if applicable): Glen Kitto	
Owner's Agent Address: 4300 Sigma Road, Suite 100; Dallas, Texas 75244	
Agent Phone: 2144158877	Agent Email Address: glen@reservedevelopment.com

Answer the following questions as part of the application. Responses may be provided as a separate document.

1. **Surrounding Properties.** How will this special use permit impact the surrounding properties? How will the proposed special use operate or be designed in a manner that does not diminish the use or functionality of surrounding properties? You may include supporting evidence from a professional appraiser, real estate professional, or other professional. *Additional review criteria:* The board shall consider if approval creates an unwanted concentration of similar special uses.

Since the proposed self-storage area is on the east side of the property and not on the western shop storefront side of the center, this use would be deemed to not interfere with the primary

2. **Hours of Operation and Site Improvements.** Please state the following: Provisions for hours of operation, parking and loading areas, driveways, lighting, signs, landscaping, buffering, and other site improvements.

Typical operational hours would be from 7 AM - 10 PM M-Su.

3. **Public Services Available.** Please state if adequate public services are available without disruption to existing uses (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection).

Yes, adequate public services will exist with more than ample parking

4. **Nuisance.** Is there any existing or potential of a nuisance if the special use permit is granted? (If, in the opinion of Plan and Zoning Commission or Board of Adjustment, the special use becomes a nuisance, the Special Use Permit may be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.)

None. A self-storage facility is commonly a very low-impac use.

5. **Design Features.** Please describe how design features will be incorporated to sufficiently protect adjacent uses. Address areas such as: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing, and building placement;

The access is granted both via the ring road around the Shops at Marshalltown, as well as by inter-connecting drives from Walmart to the south and E Southridge Road to the north.


6. **Compatibility.** Will the proposed use be compatible with adjacent existing uses? (Compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse environmental impacts, including noise and lighting, or other undesirable conditions.)

Given that this will now be considered the "rear" of the Shops at Marshalltown, it will be compatible with having retail uses on the opposite (west) side of this property.

7. **Location.** Identify any other practicable alternative locations considered where a Special use would not be required

No other locations are considered at this time.

The board will use this information provided as part of the application in addition to information presented at the public meetings to review your request. Please attach any additional supporting information to be considered that has not previously been discussed. If you have any questions, please contact the Zoning Department at 641-754-5756 or bldginsp@marshalltown-ia.gov Meeting schedules will be set by the City Planner and agendas are posted to the City website: <https://www.marshalltown-ia.gov/AgendaCenter>

Owner/Agent Signature: 

Date: 05/20/2025

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HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
 Clayton Ender, Assistant Director
 24 North Center Street
 Marshalltown, IA 50158-4911
 Tel - (641) 754-5756
 Fax - (641) 754-5717

TO: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: July 15th, 2025
RE: Consider Approval of a Variance Application Regarding Fence Height for 301 to 319 N 10th Avenue

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Property Owner & Applicant:	Swift Pork Company 1770 Promontory Cir Greeley CO 80634
Recommendation:	Staff recommends approval of the variance application subject to the following condition: 1. Fencing shall not include any privacy slats or barbed wire.
Comprehensive Plan:	The subject property is identified in the comprehensive plan with a future land use designation of Low Density Residential which is defined as, "Single-family detached and two-family residential development at a density of 4-6 units per acre." The subject property is further identified within focus area #3 of the land use chapter of the comprehensive plan. This focus area further refines the future land use of the area west of N 10 th Avenue as continued operation and expansion of the JBS Swift Plant and those areas east of N 10 th Avenue as "significant open space / park buffer". The proposed usage of the development site is consistent with the comprehensive plan.
Zoning District:	GI, General Industrial Zoning District With Conditions

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Review Criteria:

In determining whether to approve, approve with conditions, or deny a variance, the Board of Adjustment shall consider the following review criteria:

- 1. The administrative body has considered the recommendation of staff.**

Staff recommends approval of the variance application.

- 2. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

The comprehensive plan does not address fencing standards. Granting of this variance would not impair the implementation of the comprehensive plan.

- 3. The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

§ 156.A.002(A)(3) “Establishing reasonable screening and buffering of residential, nonresidential, and mixed-use areas from incompatible uses”

§ 156.A.002(B)(1) “Protecting and enhancing the character and property values of all parts of the city”

§ 156.A.002(B)(3) “Improving the city’s appearance through the regulation of design, where such regulations are appropriate”

- 4. Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

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5. The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.

Adjacent uses to the east and south are single-unit dwellings. Adjacent uses to the west and north are industrial, specifically the JBS campus. Fencing within residential and industrial neighborhoods is common.

6. The granting of the variance is not based on a hardship which is self-imposed;

The need for the variance is created due to the design of the detention basin on the subject property. While the requirement for stormwater management is city created, the design of the site is the responsibility of the owner and therefore could be modified to not create difficulty to install fencing in compliance with the zoning ordinance.

This is, but just one criterion for the board's consideration and the board may determine that the other criteria justify granting of a variance based upon practical difficulties.

7. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property;

The applicant has indicated that the basis for the request is to provide security around the detention basin rather than a cost hardship.

8. The hardship is based on circumstances that are unique to the property for which the variance is sought and not circumstances common to other properties;

While there are detention basins without security fencing there is uniqueness to this site being that the United States Department of Agriculture (USDA) regulates and monitors the JBS campus for food safety compliance and therefore strict maintenance of the detention basin is critical for compliance with federal regulations.

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9. The variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure;

The applicant is seeking a relief to §156.F.005(E)(2)(e) which establishes that within a required front or corner side yard setback the maximum fence height shall be four feet. The variance would be applicable only to fencing within the corner side yard setback adjacent to N 10th Avenue. Fencing within the front yard and within any vision triangle would still be required to comply with standard fence height regulations of the zoning ordinance.

10. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and

A literal interpretation of the ordinance wouldn't prevent the use of the property as a stormwater detention basin, but it does result in practical difficulties of complying with both the city's stormwater management requirements and the USDA's site management requirements.

11. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

In the opinion of staff, the need for strict site maintenance to remain compliant with USDA requirements presents unique site conditions not common to other similar properties. Granting of a variance does not confer on the applicant any special privilege, but rather ensures that USDA regulations can be best complied with.

Attachments:

Findings of Fact Report
Aerial Vicinity Map
Variance Application

CITY COUNCIL

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Board of Adjustment Finding of Fact Report

Meeting Date: July 15, 2025	Application Type: Variance
Zoning District: GI, General Industrial Zoning District	Comprehensive Plan Designation: Low Density Residential
Property Address: 301 to 319 N 10 th Avenue	
Property Owner: Swift Pork Company 1770 Promontory Cir Greely CO 80634	

Request Description: The applicant is seeking a relief to §156.F.005(E)(2)(e) which establishes that within a required front or corner side yard setback the maximum fence height shall be four feet. The variance would allow for fencing with a maximum height of six feet which would be applicable only to fencing within the corner side yard setback adjacent to N 10th Avenue. Fencing within the front yard setback or within any required vision triangle would still need to comply with applicable zoning regulations or would otherwise be subject to a separate variance application.

Hardship as stated in the application

If the variance is not granted the applicant the ability to install fencing with sufficient height to prevent unauthorized access to the detention basin would be negated.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		<p>Not Self Imposed. The granting of the Variance is not based on a hardship which is self-imposed? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Based on Cost. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Unique Circumstances. The hardship is based on circumstances that are unique to the property for which the Variance is sought and not circumstances common to other properties? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Commonly Enjoyed Rights. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Not A Special Privilege. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district. <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>

Based on the Findings of Fact the following action occurred:

Motion by _____ to APPROVE the request as submitted with the following conditions:

1. Fencing shall not include any privacy slats or barbed wire.

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>Engle</i>				
<i>Eaton</i>				
<i>Sanchez</i>				
<i>Schulze</i>				
<i>Thurston</i>				

Aerial Vicinity Map



MARSHALLTOWN

— I O W A —

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

24 North Center Street, Marshalltown, IA 50158

Ph: 641-754-5756 Fax: 641-754-5742

www.marshalltown-ia.gov

Variance Application Packet

Purpose: Zoning regulations include specific development standards. There are occasions, however, when the strict application of such standards may be inappropriate because of unique characteristics of the property. The variance procedure is designed to permit minor adjustment to the zoning regulations where there are unique or extraordinary circumstances applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning. Unique circumstances may include factors such as the size, shape, topography, vegetation, wetlands, or other unique characteristics of the land.

Pre-Application Meeting: The applicant is required to meet with the Zoning Administrator prior to submitting an application to discuss the feasibility of the request as well as any possible alternatives that may eliminate the need for a variance or improve the chance of the variance being granted. A preliminary site plan should be brought to this meeting to review the project design as it relates to the zoning requirements.

Application Packet: 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.

Submission Deadline: The complete application with fee must be submitted by 4:30 p.m. three weeks prior to the scheduled meeting date to the Housing & Community Development Department Office, located at 24 N. Center Street.

Board Meetings: The Board of Adjustment considers the facts presented by the applicant in the application and testimony given at the public hearing, and makes the final decision, based on the standards in the Ordinance. The Board meetings are tentatively scheduled for 5:00 p.m. on the third Tuesday of each month in the City Council Chambers, second floor of City Hall, 10 W. State Street. Attendance at the meeting is required.

It is the burden of the property owner to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. The concurring vote of three (3) members of the Board is necessary to decide any issue before the board regardless of the number of members present at the meeting. The Board is a five (5)-member board. Appeals to the decision of the Board of Adjustment can be made in District Court.

Notifications: The City will place a sign on the property to notify the public that a variance 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 board at the public hearing. A notice of public hearing is also published in the newspaper.

Date Submitted & Fee Paid: _____

Hearing Date: _____

Variance Application Form

24 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.

_____ **A site plan, drawn in ink and to scale, which clearly shows the variance being sought. This site plan shall not be larger than 11" X 17." And must include:**

- Dimensioned property lines indicating any easements;
- Location & identification of adjacent streets and alleys;
- Location and size of all existing and proposed buildings and structures (include distances to all property lines and distances between buildings and structures.);
- Dimensioned driveways and parking areas; and
- Any other pertinent information necessary to fully understand the need for a variance.

_____ **Site photographs** showing all views of the property, including any special features such as topography and existing and adjacent structures. **Please note:** Materials submitted with the application or presented as evidence during the public hearing will not be returned and must be kept as a part of the public record.

_____ **Completion of all of the following questions included in this application.**

_____ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

_____ **Application fee.** A fee of **\$150 for owner-occupied residential properties** and a fee of **\$200 for any other property** is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

Please type or print legibly in ink.

Property Address: 402 N. 10 th Ave. Marshalltown, IA 50158	
Owner: JBS Swift & Co.	
Mailing Address: 402 N. 10 th Ave. Marshalltown, IA 50158	
Phone: 641-691-0111	Fax:
Email Address: Brad.Carl@jbssa.com	
Owner's Agent (if applicable): Brad Carl	
Agent Phone:	Agent Fax:

All of the following questions must be answered. The board will use this information to review your request. Additional information may be attached if necessary. Contact the Zoning Officer at 641-754-5756 with any questions.

The applicant makes the following request:

To raise the Fence Height from 4' to 6' around the New Pond along 10th Ave. No privacy screens, signage, or barbed-wire in this location. Ownership highly concerned about public safety.

Please state your hardship.

Safety concerns with the lower 4' fence around pond/water. JBS would also like to match the height of Existing Fencing on the Property.

In order to grant a variance, the Board of Adjustment must make a finding of unnecessary hardship. The hardship must be related to the physical aspects of the property and not a personal hardship. The granting of a variance should not merely serve as a convenience to the applicant. **To support a finding of unnecessary hardship, the board must find, based upon your evidence, that all of the following are met:**

1. **Not Self Imposed.** The granting of the Variance is not based on a hardship which is self-imposed.

In order for the Plant/DC to grow in size and to contribute to more local job opportunities, the pond was necessary to move in order to find real estate for the new expansion.

2. **Not Based on Cost.** The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property. Please state the challenges based on particular physical surrounding or topographical conditions of the subject property.

The fence height will cost Owner more on the project, but the main concern is Safety for the nearby public.

3. **Unique Circumstances.** The hardship is based on circumstances that are unique to the property for which the Variance is sought and not circumstances common to other properties.

Unique as in it was just designed/zoned/created. Again, the main concern in Safety and the potential for someone getting over fence and into Pond.

4. **Minimum Necessary Relief.** The Variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure.

6' High Fence

5. **The general intent and purpose of the Zoning Ordinance is protected. Commonly Enjoyed Rights.** A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located. State how you will lose all beneficial use and/or enjoyment of the property if the variance is not granted. You may include supporting evidence from a professional appraiser, real estate professional, or other professional. The Board may require documentation of loss of value in order to grant this variance.

Open view with no privacy screens, signage, or barbed-wire. Fence will be aesthetically appealing to nearby neighbors. Maintenance Access Gates are included.

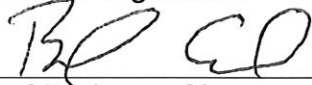
6. **Not A Special Privilege.** Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

Ownership would just like to match existing fence height on property to keep area safe.

Additional Comments and Information:

Attach additional information as necessary.

As evidenced by the signature(s) below, I (we) certify that I (we) have been denied a building/zoning permit, that I (we) have submitted all the required information to appeal for a variance, and that said information is factual.

Owner Signature: 	Date: 7-8-25
-OR- Agent Signature:	Date:

Swift Pork Company Property Legal Descriptions

402 N 10th Ave

25-84-18 LOTS 2, 3 & 4 NE SW & UTZS ADD LOT 1/2/1 THRU 7/2/1 NE SW & N 210' OF N-S ALLEY BETWEEN LOTS 1/2/1, 2/2/1, 3/2/1, 4/2/1 & 7/2/1 & E-W ALLEY ABUTTING LOT 6/2/1 & N-S ALLEY BEG SW COR LOT 3 BLK 1 UTZ ADD TO SW COR LOT 7/2/1 W TO SE COR LOT 4/2/1 S TO SE COR LOT 5 BLK 1 UTZ ADD E TO POB & VAC N 9TH AV LYING N OF WOODBURY ST & THAT PART OF W 16.5' NE SW & THAT PART OF E 16.5' NW SW SEC 25 DESC AS BEG AT A PT ON N LINE WOODBURY ST 16.5' ELY FROM W LINE NE SW THENCE NLY PARALLEL WITH W LINE SAID NE SW A DISTANCE OF 683' MORE OR LESS TO A PT ON A LINE DRAWN AT RIGHT ANGLES TO W LINE NE SW & DISTANCE 10' NLY FROM END OF RR ROW THENCE WLY ALONG SAID RIGHT ANGLE LINE A DISTANCE OF 20' TO A PT DISTANCE 13.5' W OF E LINE SAID NW SW THENCE SLY PARALLEL WITH SAID E LINE NW SW A DISTANCE OF 507.66' THENCE WLY AT RIGHT ANGLES TO SAID E LINE A DISTANCE OF 3' TO A PT 16.5' WLY FROM THE E LINE SAID NW SW THENCE SLY PARALLEL WITH SAID E LINE NW SW TO N LINE OF WOODBURY ST THENCE ELY ALONG SAID N LINE OF WOODBURY ST TO POB; AND LOTS 1-5 BLK 1 UTZ ADD & VAC E-W ALLEY ABUTTING SAID LOTS 1-3 ON THE NSUNRISE ADD LOTS 1-6 BLK 7 & COMM AT NE COR OF LOT 1 BLK 7 THENCE S ALONG THE E LINE OF SAID LOT 1 TO SE COR THEREOF THENCE E 3' THENCE N 138' THENCE W 3' TO POB

301 N 10th Ave

Melrose Park Add Lot 166, 167

305 N 10th Ave

Melrose Park ADD Lot 168

307 N 10th Ave

Melrose Park ADD Lots, 169,170, 171

313 N 10th Ave

Melrose Pard ADD Lot 172

317 N 10th Ave

Melrose Park ADD Lots 173, 174

319 N 10th Ave

Melrose Park ADD Lot 175



N 10th Ave
Woodbury St

STOP



TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
3. ALL UTILITY WORK WITHIN THE PUBLIC ROW SHALL CONFORM TO THE CITY OF MARSHALLTOWN STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
4. TEMPORARY STREET CLOSURE ALONG N 10TH AVENUE SHALL BE COORDINATED WITH THE CITY OF MARSHALLTOWN.
5. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL AND ALL OTHER UTILITY LINES.

GENERAL LAYOUT & UTILITY NOTES:

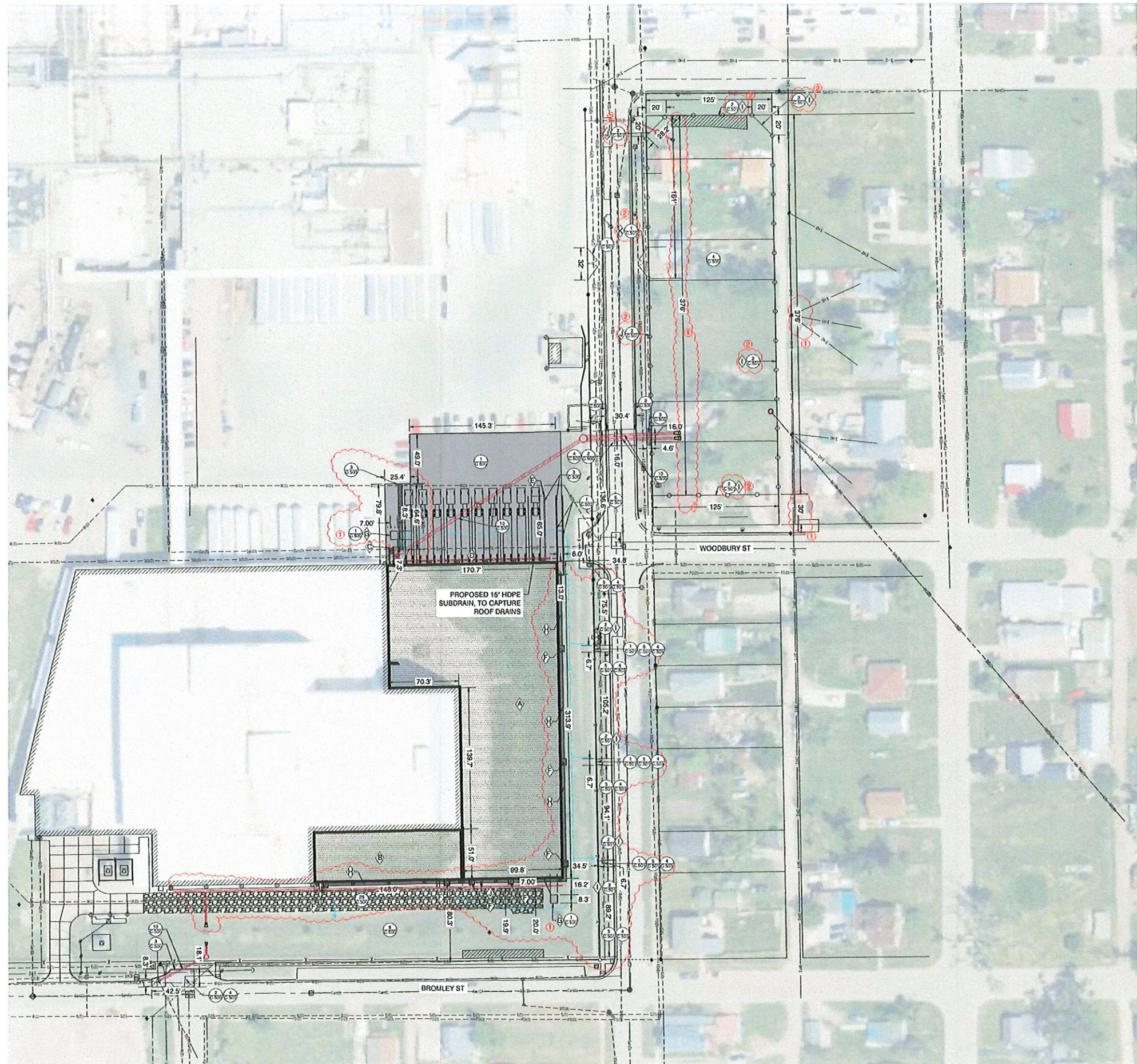
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF MARSHALLTOWN.
6. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK - REFER TO MEP PLANS FOR MORE DETAILS.
7. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES VIA ROOF LEADER LINE. SEE UTILITY PLAN FOR MORE DETAILS.

CONSTRUCTION DETAILS

- 1. INSTALL 8" PCC PAVEMENT
- 2. INSTALL PCC PATCH
- 3. INSTALL GRAVEL DRIVE
- 4. INSTALL 6" PCC CURB & GUTTER
- 5. NORTH DETENTION BASIN
- 6. SOUTH DETENTION BASIN
- 7. RIGID GRAVIT PIPE TRENCH BEDDING
- 8. PROPOSED CHAIN LINK FENCE GATE WITH PRIVACY SLATS (MATCH HEIGHT AND STYLE OF EXISTING FENCE WHEN GATES ARE ADDED TO EXISTING FENCE LINES)
- 9. PROPOSED PERIMETER FENCE
- 10. PROPOSED CHAIN LINK FENCE PRIVACY SLATS
- 11. PROPOSED FLOOR AND WALL MOUNTED HANDRAIL
- 12. INSTALL MD-3 SIDEWALK OVER UTILITY TRENCH
- 13. INSTALL PAVEMENT RESTORATION JOINTS
- 14. INSTALL PAVEMENT MARKING HATCH
- 15. INSTALL BARBED WIRE WITH SUPPORTING ARM

CONSTRUCTION NOTES:

- 1. PROPOSED LOADING DOCK BUILDING EXPANSION
- 2. PROPOSED QFR BUILDING EXPANSION
- 3. PROPOSED PREFABRICATED EXTERIOR STAIRS WITH 11 LF LANDING TO EXTEND OVER EXISTING MANHOLE FOR FUTURE ACCESS AND MAINTENANCE
- 4. PROPOSED LOADING DOCKS (5' BELOW FFE)
- 5. PROPOSED DOCK WALL (SEE STRUCTURAL PLANS FOR MORE DETAILS)
- 6. PROPOSED 5' x 5' FROST PROTECTED STOOP (1" BELOW FFE) (SEE STRUCTURAL PLANS FOR MORE DETAILS)
- 7. PROPOSED 84" x 100" TRANSFORMER PAD LOCATION & ASSOCIATED BOLLARDS (SEE STRUCTURAL PLANS FOR MORE DETAILS)
- 8. 3'-0" WIDE RAT RUN (SEE ARCHITECTURAL PLANS FOR MORE DETAILS)
- 9. PROPOSED 8' HIGH FENCE
- 10. PROPOSED 4' HIGH FENCE
- 11. PROPOSED 4' HIGH FENCE GATE



DESIGNED	DATE	BY	DATE	REVISION	BY	DATE
DRAWN	DATE			1	SJC	05/09/25
CHECKED	DATE			2	KAN	05/04/25
APPROVED	DATE					

OVERALL LAYOUT PLAN

**JBS DISTRIBUTION EXPANSION
MARSHALLTOWN, IOWA**

Capitol City Center Associates, Inc.
1410 Main Street
Marshalltown, Iowa 50158
PH: 641-752-8701
www.capitolcitycenter.com



PROJECT NO:
25-DS-0028
SHEET NO:
6

LANDSCAPE NOTES:

- PLANT QUANTITIES ARE FOR INFORMATION ONLY. DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
- CONTRACTOR SHALL PLACE RUBBER MULCH AROUND ALL TREES AND IN SPECIFIED PLANTING BEDS (SEE LANDSCAPE CONSTRUCTION NOTES) TO A DEPTH OF 3" W/ALNUT PRODUCTS ARE PROHIBITED.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING. REMOVE STAKING AT END OF WARRANTY PERIOD.
- ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE COVERED WITH TYPE 1 SEEDING OR AS APPROVED BY THE OWNER.
- CONTRACTOR SHALL PLACE TOPSOIL FROM THE SITE OR SOIL CONDITIONED OR TILLED INTO THE TOP 6 INCHES WITH AT LEAST A 5% ORGANIC CONTENT, INTO REQUIRED PLANTING AREAS (YARD AREAS, BUFFER YARDS, OR PLANTERS).
- STOCKPILED TOPSOIL SHOULD BE PLIABLE LOAM, SECURE FROM NATURALLY WELL-DRAINED AREAS, FREE OF ADMIXTURE OF SUBSOIL, FREE FROM CLAY LUMPS + STONE AND OTHER DEBRIS OVER 1 INCH IN DIAMETER (PER IOWA DOT SPEC. SP-155079).
- TOPSOIL SHALL HAVE A PH VALUE OF MINIMUM 5.5 AND MAXIMUM OF 7.0 (PER IOWA DOT SPEC. SP-155079).
- CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND SUBMITTING TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO USE AND PLACEMENT (PER IOWA DOT SPEC. SP-155079).
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY. EXISTING LANDSCAPING BUFFER IN THE NORTH WILL BE PRESERVED TO PROVIDE SCREENING FROM NEIGHBORING PROPERTY OWNERS IN THE NORTH & IN THE WEST. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

LANDSCAPE CONSTRUCTION NOTES:

- TYPE 1 (PERMANENT LAWN MIXTURE)
- TYPE 2 (PERMANENT COOL-SEASON SLOPE AND DITCH MIXTURE)

SITE INFORMATION:

TOTAL NE DISTURBED AREA: 60,752 SF (1.16 AC)
 TOTAL SW DISTURBED AREA: 115,357 SF (2.64 AC)
 TOTAL TYPE 1 SEEDING AREA: 22,351 SF (0.51 AC)
 TOTAL TYPE 2 SEEDING AREA: 66,931 SF (1.53 AC)

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
BN	Betula nigra	River Birch	8	2' B&B
AR	Acer rubrum 'Frank Jr.'	Redpointe Maple	7	2' B&B
SN	Nysaa sylvatica	Black Tupelo	7	2' B&B
Deciduous Understory Trees				
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry (Tree Form and Fruitless)	3	1.5' B&B
CA	Cornus alternifolia	Pagoda Dogwood	2	1.5' B&B
RT	Rhus typhina	Staghorn Sumac	2	1.5' B&B
MI	Malus ioensis	Prairie Crabapple	2	1.5' B&B
Shrubs				
TM	Taxus x media	Stonehenge Dark Druid Yew	30	#5 CNT
IV	Itea virginica 'Henry's Garnet'	Virginia Sweetspire	22	#5 CNT
BS	Buxus sinica var. insularis 'Wintergreen'	Korean Boxwood	16	#5 CNT
TO	Thuja occidentalis 'BaJohh'	Technio Arborvitae	14	#5 CNT

OFF-STREET LOADING REQUIREMENTS

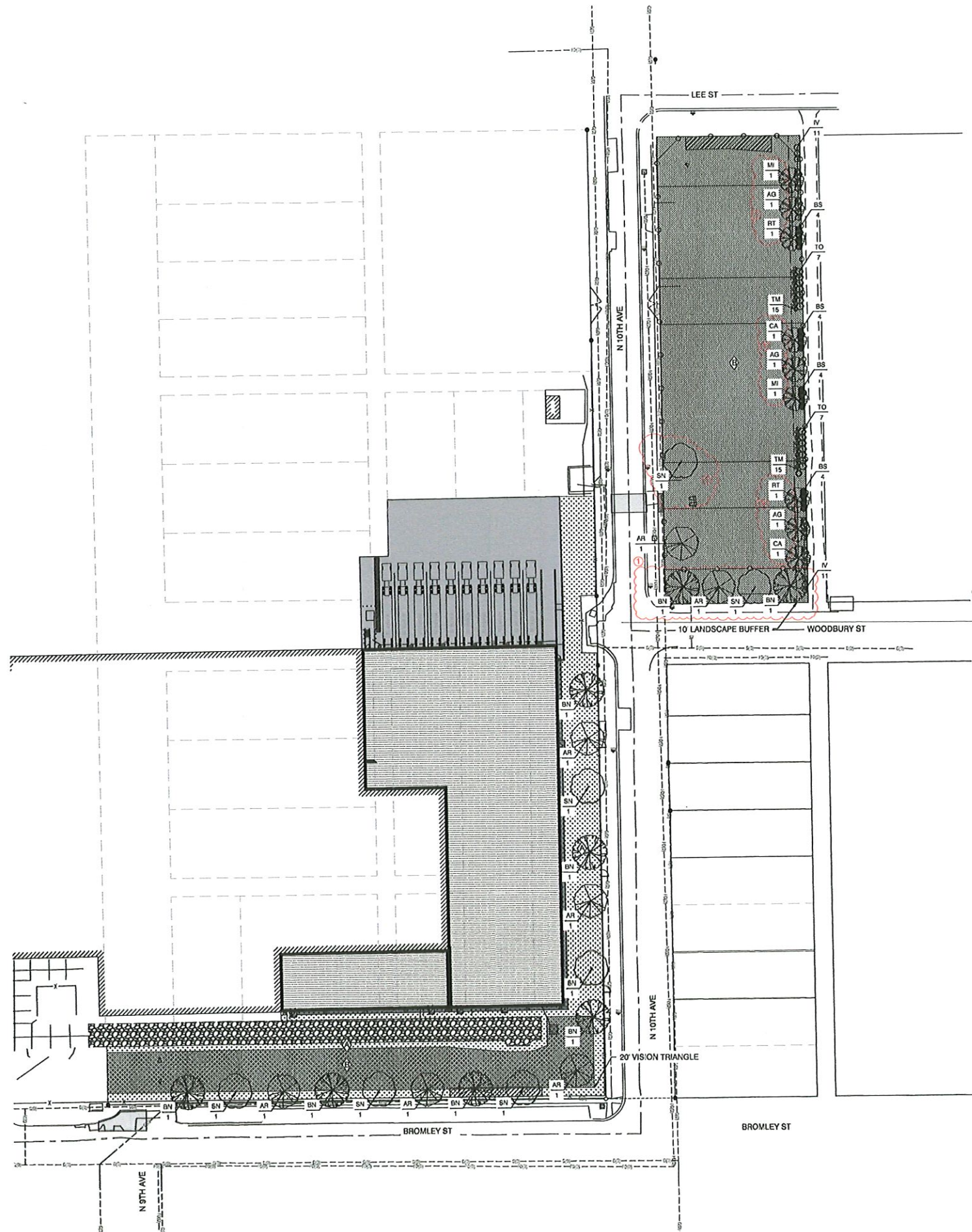
#	ZONING DESCRIPTION	REQUIRED	PROPOSED
156.E.007 Off-Street Loading(C)(3)			
1	Buffering, Docks and loading spaces shall be located behind buildings and screened from view from abutting properties and public right-of-way.	Screening from right-of-way	Chain Link Fencing with Privacy Slats

SITE TREE REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
156.F.003(C)(3)(a) Development Landscaping			
1	A Minimum of Five Overstory Trees per Acre NE Lot Disturbed Area: 50,752 SF (1.16 AC) SW Lot Disturbed Area: 115,357 SF (2.64 AC)	NE Lot: 6 Trees SE Lot: 14 Trees	NE Lot: 6 Trees SE Lot: 16

BUFFER REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
156.F.004-1 Bufferyard Classifications			
Option 2: Landscape with Berm, Wall, or Fence Type C: 10'(GI abutting RM)		NE Lot 9 Understory 82 Shrubs W/Fence	NE Lot 9 Understory 82 Shrubs W/Fence
1	Every 100 LF (2 Understory and 20 Shrubs)	SW Lot N/A Adjacent to Public Street/ R.O.W.	SW Lot Chain Link Fencing W/ Privacy Slats & 16 Overstory
Properties separated by public R.O.W. are			



OVERALL LANDSCAPE PLAN

JBS DISTRIBUTION EXPANSION MARSHALLTOWN, IOWA

CGA
 18 Elm Street
 Marshalltown, Iowa 50158
 Phone: 319.372.1111
 www.cga-marshalltown.com

PROJECT NO: 25 DS 0026
 SHEET NO: C

MARSHALLTOWN

I O W A

HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
 Clayton Ender, Assistant Director
 24 North Center Street
 Marshalltown, IA 50158-4911
 Tel - (641) 754-5756
 Fax - (641) 754-5717

TO: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: July 15th, 2025
RE: Consider Approval of a Variance Application Regarding Exterior Building Materials for 629 W Lincoln Way

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Property Owner & Applicant:	William H Schendel 2369 Marshalltown Blvd Marshalltown IA 50158
Recommendation:	Staff recommends approval of the variance application to allow for up to 100% of each façade to be constructed using embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator.
Comprehensive Plan:	The subject property is identified in the comprehensive plan with a future land use designation of Commercial which is defined as, "General commercial and businesses such as restaurants, retail, office, hotels, banks, etc." The proposed usage of the development site is consistent with the comprehensive plan.
Zoning District:	GC, General Commercial Zoning District

CITY COUNCIL

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 Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



Review Criteria:

In determining whether to approve, approve with conditions, or deny a variance, the Board of Adjustment shall consider the following review criteria:

1. The administrative body has considered the recommendation of staff.

Staff recommends approval of the variance application.

2. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.

The subject property is located within focus area #11 of the comprehensive plan. This focus area sets goals to concentrate commercial uses at key nodes with industrial areas in the southern area (generally along Washington Street). The focus area states that non-residential uses should be concentrated south of Madison Street.

The focus area doesn't dive into architecture, but more so land usage and location of such uses. The use of the site is more in the category of light industrial or commercial which is fairly consistent with the comprehensive plan. Furthermore, this is a proposed expansion to an existing business on the site.

Staff recommends that provided the materials utilized are that of the secondary material classification of metal wall panels rather than the prohibited category of metal wall panels then granting of such a variance will not impair implementation of the comprehensive plan.

3. The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.

§ 156.A.002(B)(3) "Improving the city's appearance through the regulation of design, where such regulations are appropriate.

§ 156.A.002(C)(3) "Enable retention and sensitive expansion of local businesses."

CITY COUNCIL

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§ 156.A.002(E)(1) “Promote contextually compatible redevelopment and infill development of vacant or underutilized properties.”

4. Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.

The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

5. The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.

The applicant has provided a map highlighting the various existing buildings in the vicinity constructed with metal wall panel systems. Those existing structures within the GC zoning district would be considered non-conforming structures by reason of non-compliance with building design standards. Those within the GI zoning district are compliant with building design standards.

In the opinion of staff, the proposal demonstrates compatibility with the general character of the area. While some of the existing structures may now be non-conforming, the condition of the variance to only allow for metal wall panel systems that are within the secondary material category rather than the prohibited metal wall panel system category ensures a higher level of design to promote the transition of the area to a higher level of building design.

6. The granting of the variance is not based on a hardship which is self-imposed;

The need for the variance is created due to the property being rezoned in 2022 as part of the city’s overall zoning code amendment and citywide rezoning. The applicant did not petition for this rezoning and is seeking to expand their business with a new building similar in nature to their existing structures on-site.

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7. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property;

The subject property does not present unique site conditions such as physical surroundings, shape, or topographical conditions.

8. The hardship is based on circumstances that are unique to the property for which the variance is sought and not circumstances common to other properties;

The uniqueness present on this site is that the site is centered within an area with approximately 50 metal buildings already constructed and which the proposal would be consistent with the existing character of the neighborhood. The area was historically zoned general industrial and only changed to general commercial zoning in 2022.

9. The variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure;

The applicant is seeking a variance to § 156.D.009(B) of the City of Marshalltown Zoning Ordinance. This section of the zoning ordinance pertains to the percentage of exterior facades that may be constructed of primary or secondary materials. The applicant is proposing to construct a new building and is seeking a variance to allow for up to 100% of each façade to be constructed with secondary building materials (Embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator) in lieu of the standard maximum of 20% for the south façade and the standard maximum of 40% for all other facades.

Galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finishes would remain prohibited. Only the use of Embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator would be permitted if the variance is granted.

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10. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and

A literal interpretation of the ordinance wouldn't prevent the use of the property for commercial purposes, but it does result in practical difficulties of both cost and maintenance of a common aesthetic character of the subject property.

11. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

Granting of the variance would allow for expansion of the business with similar architecture while ensuring that higher quality metal wall panel systems are utilized. Other properties in the area zoned General Commercial would need to comply with standard requirements or otherwise apply for and be granted a variance in a similar manner.

Since the variance is not granting use of a prohibited material, but rather increasing the percentage of an allowed secondary material this is not generating an incompatibility with surrounding properties.

Attachments:

Findings of Fact Report
Aerial Vicinity Map
Variance Application
Material Manufacturer Specifications

CITY COUNCIL

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Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



Board of Adjustment Finding of Fact Report

Meeting Date: July 15, 2025	Application Type: Variance
Zoning District: GC, General Commercial Zoning District	Comprehensive Plan Designation: Commercial
Property Address: 629 W Lincoln Way	
Property Owner: William H Schendel 2369 Marshalltown Blvd Marshalltown IA 50158	

Request Description: The applicant is seeking a variance to § 156.D.009(B) of the City of Marshalltown Zoning Ordinance. This section of the zoning ordinance pertains to the percentage of exterior facades that may be constructed of primary or secondary materials. The applicant is proposing to construct a new building and is seeking a variance to allow for up to 100% of each façade to be constructed with secondary building materials (Embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator) in lieu of the standard maximum of 20% for the south façade and the standard maximum of 40% for all other facades.

Hardship as stated in the application

If the variance is not granted construction of the new building would not be economically viable and growth of the existing business would not be feasible.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		<p>Not Self Imposed. The granting of the Variance is not based on a hardship which is self-imposed? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Based on Cost. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Unique Circumstances. The hardship is based on circumstances that are unique to the property for which the Variance is sought and not circumstances common to other properties? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Commonly Enjoyed Rights. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Not A Special Privilege. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district. <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>

Based on the Findings of Fact the following action occurred:

- Motion by _____ to APPROVE the request to allow for up to 100% of each façade to be constructed using embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator.

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>Engle</i>				
<i>Eaton</i>				
<i>Sanchez</i>				
<i>Schulze</i>				
<i>Thurston</i>				

Aerial Vicinity Map



CITY COUNCIL

Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



Date Submitted & Fee Paid: _____

Hearing Date: 7-15-2025

Variance 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.

_____ **A site plan, drawn in ink and to scale, which clearly shows the variance being sought. This site plan shall not be larger than 11" X 17." And must include:**

- Dimensioned property lines indicating any easements;
- Location & identification of adjacent streets and alleys;
- Location and size of all existing and proposed buildings and structures (include distances to all property lines and distances between buildings and structures.);
- Dimensioned driveways and parking areas; and
- Any other pertinent information necessary to fully understand the need for a variance.

_____ **Site photographs** showing all views of the property, including any special features such as topography and existing and adjacent structures. **Please note:** Materials submitted with the application or presented as evidence during the public hearing will not be returned and must be kept as a part of the public record.

_____ **Completion of all of the following questions included in this application.**

_____ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

_____ **Application fee.** A fee of **\$150 for owner-occupied residential properties** and a fee of **\$200 for any other property** is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

Please type or print legibly in ink.

Property Address: 629 W Lincolnway	
Owner: William Schendel	
Mailing Address: 625 W Lincolnway	
Phone: 641-752-0986	Fax: 641-752-8645
Email Address: spc@mailmis.com	
Owner's Agent (if applicable):	
Agent Phone:	Agent Fax:

All of the following questions must be answered. The board will use this information to review your request. Additional information may be attached if necessary. Contact the Housing & Community Development Director at 641-754-5756 with any questions.

The applicant makes the following request:

To allow a metal roof and siding for a new building located on our property that already has two existing metal buildings.

Please state your hardship.

Per the legislature of 2025, House File 652, a hardship is not required to be presented, but rather a practical difficulty. Changing the building materials for this property would increase cost and labor exponentially.

In order to grant a variance, the Board of Adjustment must make a finding of unnecessary hardship. The hardship must be related to the physical aspects of the property and not a personal hardship. The granting of a variance should not merely serve as a convenience to the applicant. **To support a finding of unnecessary hardship, the board must find, based upon your evidence, that all of the following are met:**

1. **The land in question cannot yield a reasonable return if used only for a purpose allowed in the district.** State how you will lose all beneficial use and/or enjoyment of the property if the variance is not granted. You may include supporting evidence from a professional appraiser, real estate professional, or other professional. The Board may require documentation of loss of value in order to grant this variance.

Without the variance, the cost of this building project would be economically unviable. Without the variance, we would not be able to add the building and grow our business. A vacant lot is considerably less valuable than a lot with a building on it, both to us and to the city.

2. **This variance is required because of the unique circumstances of this property and not the general conditions of the neighborhood.** The applicant must show that physical circumstances (such as an odd-shaped lot or difficult topography) on the property are unique to this property and unlike other properties in the vicinity. Also, the hardship should not be self-inflicted.

In 1993, Schendel Pest demolished the previous dilapidated building and constructed the first metal style building. In 1999, that building was added onto. In 2003, the next metal building was built, and it has always been our plan to build a new metal building in this area, before the zoning was changed. It would be beneficial to the growth of our longtime community business to construct this building in 2025.

3. **The proposal will not alter the present character of the area or seriously affect any adjoining property.** The applicant must show that the proposal is compatible with the character of the surrounding area.

The proposed building will not affect adjoining property since we currently own the property on the north and east side, and we have the written approval of our neighbor on the west side. The area from S.4th Street to just West of S. 9th Street and the area from Nevada Street South to Washington Street currently has 50 metal buildings. These are all within walking distance of our location. This area has traditionally been an industrial zone, and another metal building will not devalue or impair any nearby property. We believe that a new, well-maintained metal building is in keeping with the standard already set within the area.

4. **The variance will not be in contrary to the public interest.** The applicant must present information to indicate the variance will not impair an adequate supply of light and air to adjacent property, will not unreasonably increase the congestion in public streets or endanger public safety, nor will it devalue nearby property.

The proposed structure at this property will enhance the visual aesthetics of the area. A clean, new metal building will be an improvement from the structures that were previously there. Our current property is well-maintained with a large green space that is consistently mowed and cared for. The proposed building would be well-lit and unused at night and on weekends, creating a quiet and safe environment for our residential neighbors. Our priority is to continue being good neighbors to those around us.

5. **The general intent and purpose of the Zoning Ordinance is protected.** A variance must be consistent with the intent of the Zoning Ordinance and the Comprehensive Plan. Is there another option which you could pursue that would not require a variance? If alternatives exist which do not require a variance, the proposal would not be consistent with the intent of the Zoning Ordinance and Comprehensive Plan.

By building a metal building on our property, we believe that the intent and purpose of the Zoning Ordinance is protected, staying consistent with an already developed area. As noted by the City of Marshalltown website chapter on Land Use and Community Design page 27, the city of Marshalltown encourages industrial growth south of Madison Street, meaning our proposed building falls under that stated guideline.

Additional Comments and Information:

Attach additional information as necessary.

As evidenced by the signature(s) below, I (we) certify that I (we) have been denied a building/zoning permit, that I (we) have submitted all the required information to appeal for a variance, and that said information is factual.

Owner Signature: <i>Bill Schuchel</i>	Date: <i>6/20/25</i>
-OR- Agent Signature:	Date:

Legal Description of Schendel Property:

The proposed new building lot:

The south 170 feet of Lot Eleven and the West 35 feet of the South 160 feet of Lot Twelve in Everist's Addition to the Town of Marshall, Marshall County, Iowa.

The adjoining current building lot:

Lots Ten, Eleven, Thirteen, Fourteen, and Fifteen, except the south 170 feet thereof, and Lot Twelve, except the South 160 feet of the west 35 feet thereof, all in Everist's Addition to the town of Marshall, Marshall County, Iowa,

Lots Eight and Nine, except the south 170 feet; and the north 84 feet of the south 170 feet of lot Thirteen, all in Everist's Addition to the Town of Marshall, Marshall County, Iowa and EXCEPT a parcel of land described as being part of Section 34, T84N, R18W of 5th P.M. Marshall County, Iowa, and more particularly described as follows:

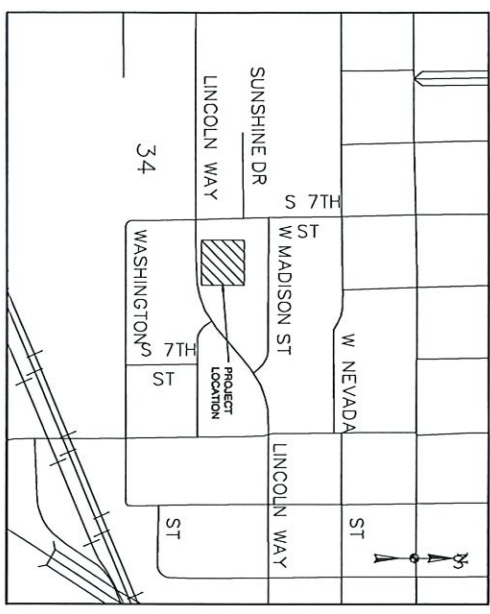
Parcel lying in Lot 12 except the West 35' thereof, and Lot 13 Everist's Addition to the original town of Marshall, Marshall County, Iowa. Described as: Beginning at the SE Corner of Lot 13 said Everist's Addition; thence N89°41'38"W65.07' along the South line of Lot 13 and Lot 12 to a point on the East line of the West 35' of Lot 12; thence S25°51' W 14.25' along said East line; thence, Northeasterly 67.90', along a 539.96' radius curve concaved to the North, to the East line of said 13, curve having a chord bearing and distance of N73°23'35"E 67.85'; thence, S0°15'28"E 33.99' to the point of beginning. Parcel contains 1522 square feet.

And

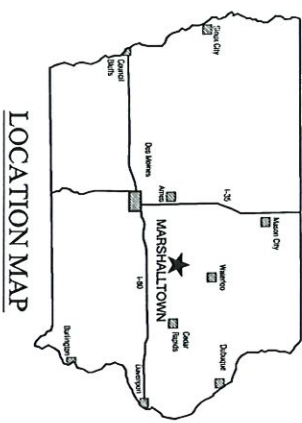
EVERISTS ADD PARCELA LYING IN LOTS 14-17

SCHENDEL MORTON BUILDING MARSHALLTOWN, IOWA 2025

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH
THE IOWA STATEWIDE URBAN STANDARD
SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2025
EDITION (SUDAS) AND THE CITY OF MARSHALLTOWN
STANDARD SPECIFICATIONS



VICINITY MAP
NOT TO SCALE




LOCATION MAP

PLAN SET IS INTENDED TO BE PRINTED IN
COLOR. PRINTING WITHOUT COLOR MAY AFFECT
LEGIBILITY OF THE PLANS



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

SHEET NO.	INDEX OF SHEETS	DESCRIPTION
1	TITLE SHEET	
2	LEGEND/EXISTING CONDITIONS	
3	PROPOSED LAYOUT	



WILLIAM A. RUPPEL

Professional Engineer
State of Iowa
No. 1254

MINI-MARY

Date: _____

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

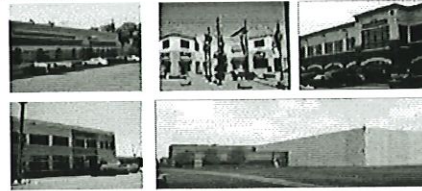
Project or sheets covered by this seal: _____

Focus Area 11 – Madison Street/Lincoln Way

Existing:



Potential:



Area 11 Madison Street/ Lincoln Way Issues:

- Older neighborhood with incompatible land uses of commercial, light and heavy industrial uses.
- Focus residential revitalization north of Madison Street and non-residential to the south.
- Key is where to draw the line between land uses.
- Create "neighborhood centers" within this area, with design guidelines to create unique character.



2012 Comprehensive Plan



Focus Area 11 – Madison Street/Lincoln Way



Area 11 Madison Street/ Lincoln Way Concept Plan Ideas:

- Concentrate Commercial uses at key nodes
- Concentrate Industrial uses in southern part of area.
- Keep Residential uses in remaining areas
- Potential rail-to-trail
- Reinforce other bike/pedestrian connections

2012 Comprehensive Plan





June 3, 20225

To Whom It May Concern:

We're writing in support of Schendel Pest Control's building plan at 625 West Lincoln Way.
We have been informed of their plans and have no concerns going forward.

Sincerely,



631 W Lincoln way



HI-RIB STEEL: SUPERIOR STRENGTH FOR SUPERIOR BUILDINGS

May 28, 2015

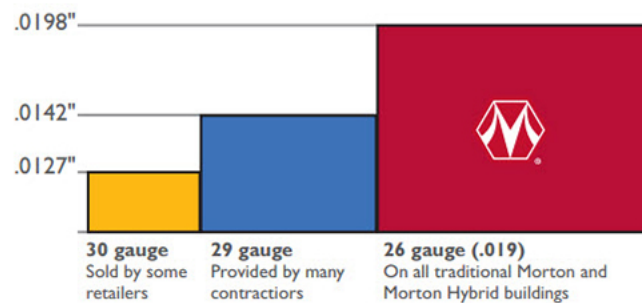
At every turn, Morton Buildings is known for giving its customers a **competitive advantage**. Morton has been a **one-stop shop in custom construction** for generations, helping hundreds of thousands of our customers discover the benefits of ownership found only in a Morton.

Morton Buildings Hi-Rib steel has been a trademark of Morton's industry-leading buildings for decades. A critical element in many of Morton's buildings, the commercial-quality steel provides superior strength and dependability.

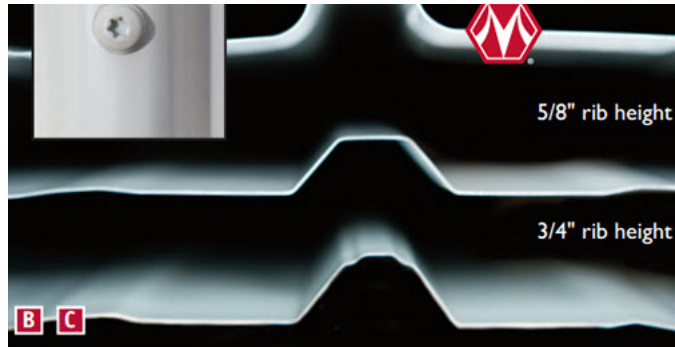
STRENGTH IN THICKNESS AND RIB PATTERN

Roll formed at one of Morton's six manufacturing plants throughout the United States, Morton's steel is .019 inches thick, or 26-gauge, with a one-inch tall major rib, providing added strength over the typical steel from a competitor that is .015 inches thick with five-eighths of an inch major rib.

SHARE



Two minor ribs between each one-inch major rib add even more strength to the steel. The steel panels are fastened to purlins and nailers through the major rib, allowing water to flow away from fastener.

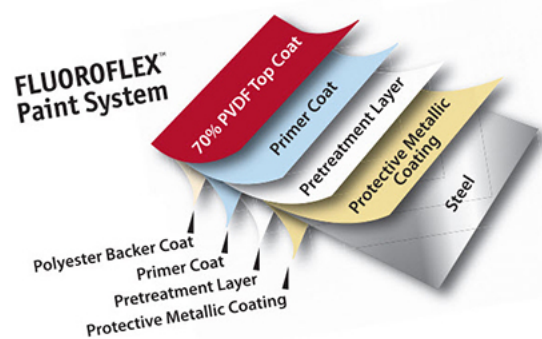


GET STARTED

PROTECTIVE PAINT AND COLOR COMBINATIONS

A coating of zinc or a mixture of zinc and aluminum is also applied to Morton’s steel, protecting against rust, corrosion and other various elements. Morton offers both galvanized and galvalume coated steel.

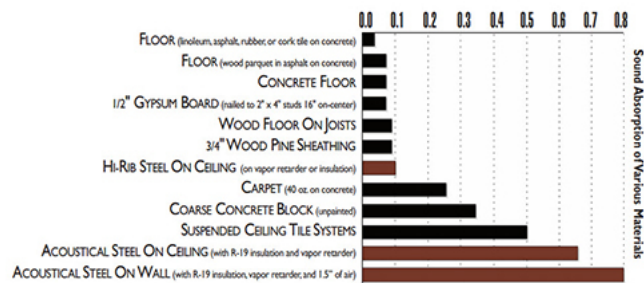
Morton also uses the **FLUOROFLEX 1000 paint system**, consisting of several layers of protection and a 70% PVDF top coat or color coat that is weather and corrosion resistant. Morton provides more than a dozen different colors, delivering a wide range of color combination options between the building exterior, wainscot and roof.



It all adds up to deliver a unique blend of beauty of durability.

REDUCING NOISE WITH ACOUSTICAL STEEL

Additionally, Morton has developed a variation to its interior steel to enhance the customer experience. **Morton’s acoustical steel** has been used as an efficient sound insulation system in building interiors. The innovation is especially helpful in Morton buildings that may encounter loud noises, such as massive farm storage facilities or smaller personal workshops.



The acoustical steel is installed with perforations in a band in and/or around the ceiling of the building. Interior noise ultimately is absorbed by the perforations and the sound absorbent materials in the wall and ceiling cavities, improving sound quality throughout the structure.

The quality of the steel, you know, has held up very well in the conditions that we live in," Morton Buildings owner Ronnie said of his building in a coastal North Carolina community that regularly combats salt in the atmosphere near the ocean. "The gauge of the metal that they've used – I like that it's a thick gauge metal, very sturdy and very stout.

"In the boarding kennel, we deal with a lot of noise," said Morton owner Robb when asked about the sound inside his Morton animal care center in Ohio. "(The acoustical steel) cuts the noise quite a bit. You hardly notice it outside the building and that was our main concern because we're right next to a residential area."

"The selection of the acoustical panels was very important to us, and to try to understand how that would really deaden the sound," Morton owner Ron said of interior space used as a gymnasium inside his Morton church. "The building itself is very acoustically adequate. It holds concerts very well, and during wedding receptions, conversations can be held around tables without a lot of background noise."

"This is a well-constructed building," boasted Chuck, a Morton owner of a farm in North Carolina. "This building withstood two hurricanes and a major hail storm in the same year with no damage."

EXPLORE MORE BLOG POSTS

See All

BUILDING A FAMILY BUSINESS WITH MORTON

A NEW-AGE MORTON BARN WITH AN OLD-WORLD LOOK

ENTER FOR A CHANCE TO WIN KEVIN HARVICK'S RACE-WORN GLOVES!

EXCEE
EXCLU

FIND YOUR MORTON LOCATION

Enter Zip Code

- Tradeshows
- 3D Studio
- Design Professionals
- Subcontractors
- Make a Payment

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PAINTING OPTIONS

Morton Colors and Paint

From the roof to the siding to all the exterior details, accent your dream building today with a variety of aesthetic color options.

Durable Paint System

Morton Buildings recognizes a superior building is best accent **GET STARTED**
outstanding paint coating. That's why Morton offers the FLUOROFLEX® paint system. FLUOROFLEX 1000 consists of a 70% polyvinylidene difluoride (PVDF) topcoat or “color coat” and polyurethane primer that is coated onto a heavy GALVALUME® or a heavy hot-dipped galvanized steel substrate. FLUOROFLEX 1000 underwent extensive laboratory testing before being used in the field.

EX 1000, your building is virtually maintenance-free, easy to y beautiful for years to come.

the effects of ultraviolet rays, rain and pollutions

- Color and gloss retention that lasts far longer than standard consumer or commercial paint coatings
- Virtually maintenance-free

Below is a representation of our color selection:



OFLEX 1000. Paint failure is not covered by many contractors' warranties in the marketplace today. Most warranties are provided by the material supplier and not the contractor. Typically, they are for material only (you pay for labor or do it yourself) and pro-rated. This leaves you pretty much unprotected within just a few short years and isn't much of a warranty.

Our company operates in a much different way and is the exception when it comes to standing by its product. Several paint warranties exist based on paint type, building type, and use. But generally, most of our buildings come with a 35-YEAR warranty that includes:

- Morton will repaint/replace exterior FLUOROFLEX® metal roof or siding panels manufactured by Morton where the paint has separated from the panels due to flaking or peeling
- Morton will repaint/replace exterior FLUOROFLEX® metal roof or siding panels manufactured by Morton that exhibit chalking

Learn more about our paint warranty

3D Studio

Want to see your color choices in action? Design your next Farm, Equestrian, or Suburban building using the Morton Buildings 3D Studio. From colors to texture to style, your final product is a printable, sharable rendering of your dream Morton Building.

Try it now

FIND YOUR MORTON LOCATION

Enter Zip Code

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MARSHALLTOWN

I O W A

HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
 Clayton Ender, Assistant Director
 24 North Center Street
 Marshalltown, IA 50158-4911
 Tel - (641) 754-5756
 Fax - (641) 754-5717

TO: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: July 15th, 2025
RE: Consider Approval of a Variance Application Regarding Development Landscaping Requirements for 104 S 8th Avenue

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Property Owner & Applicant:	Marshalltown Company POB 738 Marshalltown IA 50158
Recommendation:	Staff recommends approval of the variance application to waive the requirement for new development landscaping associated with building expansion.
Comprehensive Plan:	The subject property is identified in the comprehensive plan with a future land use designation of heavy Industrial which is defined as, "Industrial related businesses including manufacturing, warehousing, automotive, trucking, rail, office and other related industrial uses." The proposed usage of the development site is consistent with the comprehensive plan.
Zoning District:	GI, General Industrial Zoning District

CITY COUNCIL

Melisa Fonseca, Barry Kell, Mike Ladehoff,
 Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



Review Criteria:

In determining whether to approve, approve with conditions, or deny a variance, the Board of Adjustment shall consider the following review criteria:

- 1. The administrative body has considered the recommendation of staff.**

Staff recommends approval of the variance application.

- 2. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

The comprehensive plan does discuss a preference for landscaping at buildings and in parking lots for office and industrial development, but doesn't dive further into detail on what exactly this landscaping may appear like or how it may be implemented.

For lack of detailed discussion on landscaping within the comprehensive plan, staff's opinion is that approval of this request would not impair implementation of the comprehensive plan.

- 3. The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

§ 156.A.002(B)(3) "Improving the city's appearance through the regulation of design, where such regulations are appropriate.

§ 156.A.002(C)(3) "Enable retention and sensitive expansion of local businesses."

§ 156.A.002(E)(1) "Promote contextually compatible redevelopment and infill development of vacant or underutilized properties."

CITY COUNCIL

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- 4. Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

- 5. The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**

The request is compatible with surrounding land uses and structures and will not significantly alter the general character of the area.

- 6. The granting of the variance is not based on a hardship which is self-imposed;**

The need for the variance is created due to the presence of overhead power lines, underground utilities, and a desire by the Marshalltown Fire Department to keep landscaping away from this factory warehouse facility to aide in emergency response as needed.

- 7. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property;**

Areas of the subject property that appear to be available for planting are encumbered by overhead or underground utility lines that service more than just this facility and therefore should be considered a unique site condition.

- 8. The hardship is based on circumstances that are unique to the property for which the variance is sought and not circumstances common to other properties;**

The utility lines encumbering planting sites were installed by third-parties and service more than the subject property. While utility lines are not unique to this site the placement of these utilities is not self-imposed.

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Furthermore, the fire department desires to not having landscaping located near the facility to aide in emergency response, if needed.

9. The variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure;

The applicant is seeking a variance to § 156.F.003(C)(3). By granting this variance the applicant will not need to reduce building area within otherwise permitted buildable areas.

The variance is limited to just that of development landscaping and other zoning requirements remain required.

10. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and

A literal interpretation of the ordinance would require the applicant to dedicate buildable area to landscaping and therefore reduce the building footprint that is otherwise permitted. This reduction in area could be directly attributed back to not self-imposed utility placement which restricts landscaping placement.

11. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

Granting of the variance would allow for expansion of the business within allowable building footprint in recognition of non-self-imposed utility line placement.

Attachments: Findings of Fact Report
Aerial Vicinity Map
Variance Application

CITY COUNCIL

Melisa Fonseca, Barry Kell, Mike Ladehoff,
Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



Board of Adjustment Finding of Fact Report

Meeting Date: July 15, 2025	Application Type: Variance
Zoning District: GI, General Industrial Zoning District	Comprehensive Plan Designation: Heavy Industrial
Property Address: 104 S 8 th Avenue	
Property Owner: Marshalltown Company POB 738 Marshalltown IA 50158	

Request Description: The applicant is seeking a variance to § 156.F.003(C)(3) by virtue of waiving the requirement for new development landscaping associated with facility expansion. By granting this variance the applicant will not need to reduce building area within otherwise permitted buildable areas. The variance is limited to just that of development landscaping and other zoning requirements remain required.

Hardship as stated in the application

A literal interpretation of the ordinance would require the applicant to dedicate buildable area to landscaping and therefore reduce the building footprint that is otherwise permitted. This reduction in area could be directly attributed back to not self-imposed utility placement which restricts landscaping placement.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		<p>Not Self Imposed. The granting of the Variance is not based on a hardship which is self-imposed? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Based on Cost. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Unique Circumstances. The hardship is based on circumstances that are unique to the property for which the Variance is sought and not circumstances common to other properties? <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Commonly Enjoyed Rights. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>
		<p>Not A Special Privilege. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district. <i>Reasoning:</i></p> <p style="text-align: right;">Vote result if applicable: _____ Yes _____ No</p>

Based on the Findings of Fact the following action occurred:

- Motion by _____ to APPROVE the request to waive the requirement for new development landscaping as required by § 156.F.003(C)(3).

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>Engle</i>				
<i>Eaton</i>				
<i>Sanchez</i>				
<i>Schulze</i>				
<i>Thurston</i>				

Aerial Vicinity Map



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

Variance Application Packet

Purpose: Zoning regulations include specific development standards. There are occasions, however, when the strict application of such standards may be inappropriate because of unique characteristics of the property. The variance procedure is designed to permit minor adjustment to the zoning regulations where there are unique or extraordinary circumstances applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning. Unique circumstances may include factors such as the size, shape, topography, vegetation, wetlands, or other unique characteristics of the land.

Pre-Application Meeting: The applicant is required to meet with the Zoning Administrator prior to submitting an application to discuss the feasibility of the request as well as any possible alternatives that may eliminate the need for a variance or improve the chance of the variance being granted. A preliminary site plan should be brought to this meeting to review the project design as it relates to the zoning requirements.

Application Packet: 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.

Submission Deadline: The complete application with fee must be submitted by 4:30 p.m. three weeks prior to the scheduled meeting date to the Housing & Community Development Department Office, located at 36 N. Center Street.

Board Meetings: The Board of Adjustment considers the facts presented by the applicant in the application and testimony given at the public hearing, and makes the final decision, based on the standards in the Ordinance. The Board meetings are tentatively scheduled for 5:00 p.m. on the third Tuesday of each month in the City Council Chambers, second floor of City Hall, 10 W. State Street. Attendance at the meeting is required.

It is the burden of the property owner to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. The concurring vote of three (3) members of the Board is necessary to decide any issue before the board regardless of the number of members present at the meeting. The Board is a five (5)-member board. Appeals to the decision of the Board of Adjustment can be made in District Court.

Notifications: The City will place a sign on the property to notify the public that a variance 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 board at the public hearing. A notice of public hearing is also published in the newspaper.

Variance 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.

- ✓ **A site plan, drawn in ink and to scale, which clearly shows the variance being sought. This site plan shall not be larger than 11" X 17." And must include:**
 - Dimensioned property lines indicating any easements;
 - Location & identification of adjacent streets and alleys;
 - Location and size of all existing and proposed buildings and structures (include distances to all property lines and distances between buildings and structures.);
 - Dimensioned driveways and parking areas; and
 - Any other pertinent information necessary to fully understand the need for a variance.
- ✓ **Site photographs** showing all views of the property, including any special features such as topography and existing and adjacent structures. **Please note:** Materials submitted with the application or presented as evidence during the public hearing will not be returned and must be kept as a part of the public record.
- ✓ **Completion of all of the following questions included in this application.**
- ✓ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.
- ✓ **Application fee.** A fee of **\$150 for owner-occupied residential properties** and a fee of **\$200 for any other property** is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

Please type or print legibly in ink.

Property Address: 104 S 8th Ave. Marshalltown, IA 50158	
Owner: Marshalltown Company	
Mailing Address: 104 S 8th Ave. Marshalltown, IA 50158	
Phone: (641) 354-7179	Fax:
Email Address: jmathern@marshalltown.com	
Owner's Agent (if applicable): Zach Hansen - Preconstruction Manager - Woodruff Construction	
Agent Phone: (319) 529-7846	Agent Fax:

All of the following questions must be answered. The board will use this information to review your request. Additional information may be attached if necessary. Contact the Housing & Community Development Director at 641-754-5756 with any questions.

The applicant makes the following request:

To have the Tree requirement pursuant to section 156.F.003 (C)(3) be waived, thus allowing no requirement for tree planting on the site.

Please state your hardship.

See attached letter.

In order to grant a variance, the Board of Adjustment must make a finding of unnecessary hardship. The hardship must be related to the physical aspects of the property and not a personal hardship. The granting of a variance should not merely serve as a convenience to the applicant. **To support a finding of unnecessary hardship, the board must find, based upon your evidence, that all of the following are met:**

- 1. The land in question cannot yield a reasonable return if used only for a purpose allowed in the district.** State how you will lose all beneficial use and/or enjoyment of the property if the variance is not granted. You may include supporting evidence from a professional appraiser, real estate professional, or other professional. The Board may require documentation of loss of value in order to grant this variance.
See attached letter.

- 2. This variance is required because of the unique circumstances of this property and not the general conditions of the neighborhood.** The applicant must show that physical circumstances (such as an odd-shaped lot or difficult topography) on the property are unique to this property and unlike other properties in the vicinity. Also, the hardship should not be self-inflicted.
See attached letter.


3. **The proposal will not alter the present character of the area or seriously affect any adjoining property.** The applicant must show that the proposal is compatible with the character of the surrounding area.
see attached letter.

4. **The variance will not be in contrary to the public interest.** The applicant must present information to indicate the variance will not impair an adequate supply of light and air to adjacent property, will not unreasonably increase the congestion in public streets or endanger public safety, nor will it devalue nearby property.
see attached letter.

5. **The general intent and purpose of the Zoning Ordinance is protected.** A variance must be consistent with the intent of the Zoning Ordinance and the Comprehensive Plan. Is there another option which you could pursue that would not require a variance? If alternatives exist which do not require a variance, the proposal would not be consistent with the intent of the Zoning Ordinance and Comprehensive Plan.
see attached letter.

Additional Comments and Information:
Attach additional information as necessary.

As evidenced by the signature(s) below, I (we) certify that I (we) have been denied a building/zoning permit, that I (we) have submitted all the required information to appeal for a variance, and that said information is factual.

Owner Signature: 	Date: 6-19-2025
-OR- Agent Signature:	Date:

VARIANCE REQUEST: TREE PLANTING REQUIREMENT

To Whom it may concern,

Marshalltown Company respectfully submits this request for a variance from the City's landscaping and tree planting requirements in connection with the development of our proposed facility known as Marshalltown Company Expansion Phase III and IV. The request is based on unique, site-specific conditions that make strict compliance impractical without undermining the functionality, economic value, and public benefit of the project. The request is being made for the properties described in the attached legal description or in layman's terms the properties owned by Marshalltown Company South of Main st., East of S 8th Ave. and North of Boone St. as outlined in the attached map.

Practical Difficulty on Marshalltown Company

The subject properties present unique site constraints that significantly limit the ability to comply with current planting requirements. The building footprint has been optimized to meet operational needs and provide jobs, and reducing its size to accommodate tree planting would directly diminish these goals.

Moreover, nearly all available green space serves critical infrastructure needs—including a city-maintained stormwater detention basin, overhead and underground utility lines, and other public services, thus making tree planting infeasible in most areas due to safety and access concerns.

Given these constraints, strict compliance would compromise the facility's core function and reduce its benefit to the community. A variance is therefore requested due to practical difficulty and unique conditions.

1. The Land in Question Cannot Yield a Reasonable Return if Used Only for a Purpose Allowed in the District

Without the requested variance, Marshalltown Company would be forced to reduce the size of the proposed facility to create space for dispersed tree plantings. This would significantly decrease operational capacity, reduce job creation, and limit the project's return on investment thus rendering the development economically unviable.

Further, attempting to comply would concentrate trees in isolated pockets rather than distributing them meaningfully, defeating the ordinance's purpose. Denial of the variance would result in the loss of a productive, beneficial use of the property.

2. This Variance is Required Because of the Unique Circumstances of This Property and not the General Conditions of the Neighborhood

The practical difficulty is not self-imposed. The lot size, layout, and infrastructure demands were all pre-existing, and the design has been carefully tailored to meet zoning requirements wherever feasible. Infrastructure, including stormwater systems, railroads, and utility lines further restrict planting opportunities.

These limitations stem from necessary public improvements and operational requirements, not overdevelopment or avoidable design decisions. In this interest Marshalltown Company is working with the city to improve the existing storm water conditions, however this further restricts the site.

In addition to the above Fire Marshall (Josh Warnell) has expressed concerns with planting trees around the building due to the trees being a restriction to his crews if they would have a need to get on top of the building. The request arises from conditions unique to this site.

3. The Proposal Will Not Alter the Present Character of the Area or Seriously Affect Any Adjoining Property

The project will enhance, not harm, the character of the area. Marshalltown Company has already removed derelict homes and outdated structures, replacing them with a modern, clean, and job-generating facility.

This transformation upgrades a formerly blighted area, and the proposed development aligns with local zoning and use patterns. All setbacks, drainage, and infrastructure requirements are being met, and the requested variance only affects the distribution of trees—not the facility’s size, placement, or impact on neighbors.

4. The Proposal Will Not Be Contrary to the Public Interest

The requested variance will not impair access to light or air, endanger public safety, or devalue nearby properties. All required open space and setbacks are being preserved as agreed upon.

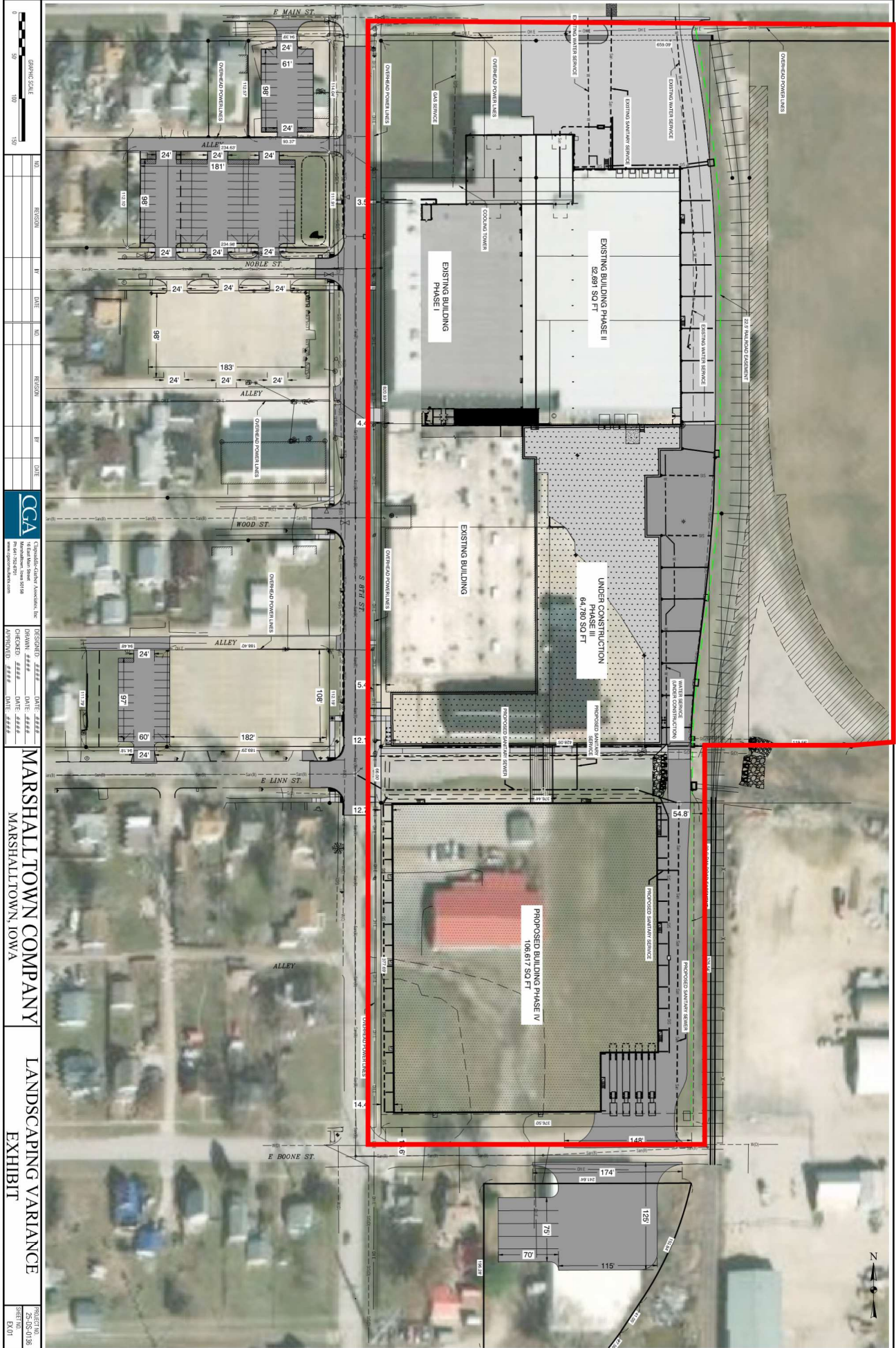
By avoiding forced planting over critical utilities, the project promotes safer site conditions and ensures long-term access for maintenance. The development replaces deteriorated parcels with a vibrant, clean, and economically valuable site, benefitting both adjacent properties and the community at large.

5. The General Intent and Purpose of the Zoning Ordinance is Protected

The ordinance aims to enhance aesthetics and environmental quality through landscaping. While strict tree placement is infeasible, the spirit of the ordinance is preserved through thoughtful design, and appropriate greenspace.

Marshalltown Company fully supports the ordinance’s goals and seeks a variance only to achieve those aims within real-world site limits. The result will be a safe, functional, and attractive facility that meets the community’s economic and visual aspirations.

Respectfully submitted,
Joe Mathern
Corporate Facilities Director
Marshalltown Company
June 06, 2025



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

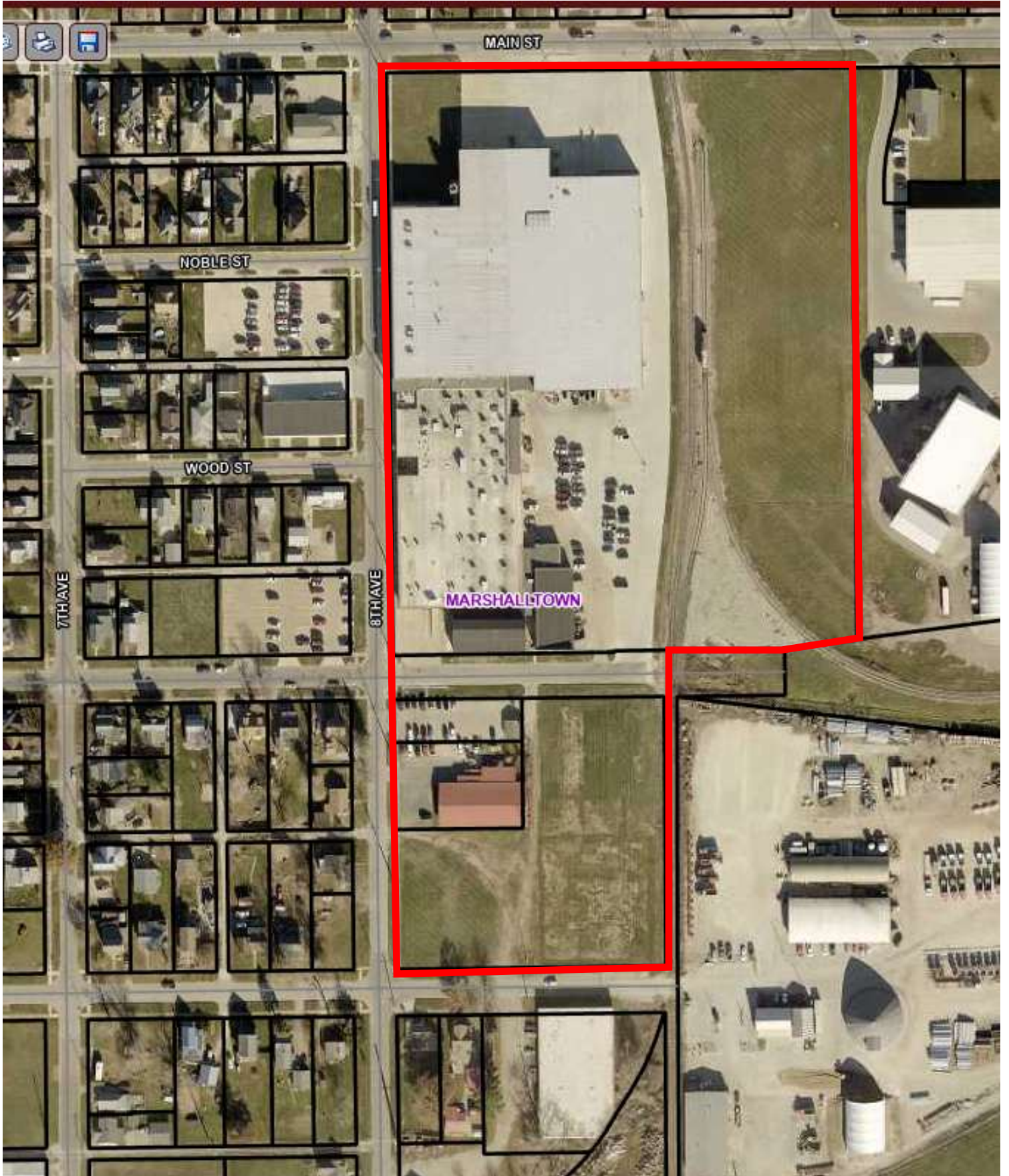


DESCRIPTION	DATE
DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE

MARSHALLTOWN COMPANY
MARSHALLTOWN, IOWA

LANDSCAPING VARIANCE EXHIBIT

PROJECT NO. 25-05-0186
SHEET EX.01



PARCEL LEGAL DESCRIPTIONS

#1) 104 S 8TH AVE MARSHALLTOWN, IA 50158

PIN: 841836108015

DESCRIPTION: WOODS ADD BLK 3 LOTS 13-16

36 84 18 NW ¼ OF NW ¼; LOTS 5/1/1 & 6/1/1 & VAC ALLEY

MANUFACTURERS SUB BLK C & VAC ALLEY

MANUFACTURERS SUB BLK D LOT 2

MANUFACTURERS SUB BLK E LOT 3

BINFORD & WEBSTERS ADD BLK 3 LOTS 4-6 N 60'

#2) MARSHALLTOWN SOUTH PARKING LOT

PIN: 841836109001

DESCRIPTION: INCLUDED IN #1 - 104 S 8TH AVE, MARSHALLTOWN, IA 50158

#3) 206 S 8TH AVE MARSHALLTOWN, IA 50158

PIN: 841836109002

DESCRIPTION: BINFORD & WEBSTERSS ADD S 120' LOTS 4-6 BLK 3

#4) 808 E BOONE ST MARSHALLTOWN, IA 50158

PIN: 841836109003

DESCRIPTION: BINFORD & WEBSTERS ADD BLK 3 LOTS 1-3 & VAC ALLEYS

BINFORD & WEBSTERS ADD BLK 3 LOTS 8-12 & VAC ALLEYS

#5) E LINN ST - WEST OF RAILROAD - EAST OF S 8TH AVE MARSHALLTOWN, IA 50158

PIN: NOT AVAILABLE

DESCRIPTION: NOT AVAILABLE

NOTE: STREET CURRENTLY OWNED BY CITY OF MARSHALLTOWN TO BE A STORM
STORM WATER DETENTION AREA PER CITY DEVELOPMENT AGREEMENT.
AREA TO BE OWNED AND MAINTAINED BY MARSHALLTOWN COMPANY PER
THE DEVELOPMENT AGREEMENT.

1&2

LOTS 13 THROUGH 16, BLOCK 3, WOOD'S ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA.

LOT FIVE (5) OF LOT ONE (1) OF LOT ONE (1) AND LOT SIX (6) OF LOT ONE (1) OF LOT ONE (1) OF THE SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.

BLOCK C, LOT 2 OF BLOCK D, AND LOT 3 OF BLOCK E OF MANUFACTURER'S SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.

THE NORTH TWO (2) FEET OF THE CITY'S RIGHT OF WAY ON EAST LINN STREET EAST OF SOUTH EIGHTH AVENUE; THIS RIGHT OF WAY LIES IMMEDIATELY SOUTH OF AND ADJACENT TO BLOCK "C" AND LOT 2 OF BLOCK "D" AND LOT 3 OF BLOCK "E" ALL IN MANUFACTURER'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA.

THE 16 FOOT ALLEY LYING IMMEDIATELY ADJACENT TO AND EAST OF BLOCK C OF MANUFACTURER'S SUBDIVISION IN MARSHALLTOWN, IOWA, AND THE 16 FOOT ALLEY LYING IMMEDIATELY ADJACENT TO AND EAST OF LOT 5 OF 1 OF 1 AND LOT 6 OF 1 OF 1, ALL IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 84 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, WITH THE RESERVATION OF PUBLIC UTILITY EASEMENTS TO THE CITY OF MARSHALLTOWN, IOWA.

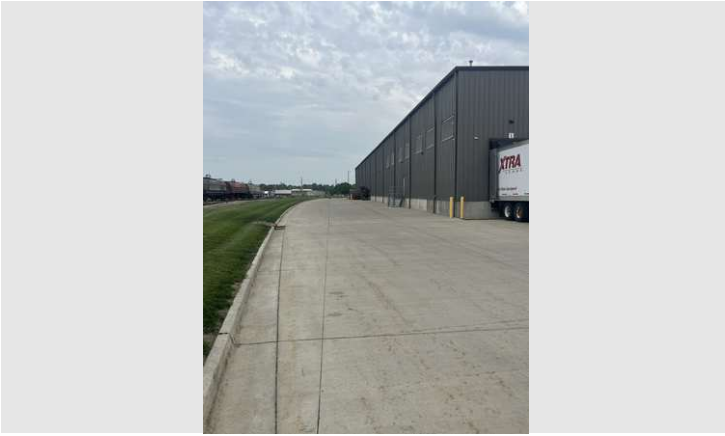
THE NORTH 60 FEET OF LOTS 4 THROUGH 6 OF BLOCK 3, BINFORD & WEBSTERS ADDITION TO MARSHALLTOWN, MARSHALL COUNTY, IOWA.

3 IN PROCESS OF PURCHASE

4

the following described real estate in MARSHALL County, Iowa:
Lots 1, 2, 3, 7, 8, 9, 10, 11 and 12, together with all alleys, in Block 3, Binford and Webster's Addition to the Town of Marshall, Marshall County, Iowa, subject to an easement recorded in Book E-23, Page 33, Recorder's Office, Marshall County, Iowa.

5 NO LEGAL DESCRIPTION AVAILABLE



Description

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Upload Date

06/05/2025 at 08:11 pm

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Uploaded By

Ryan Kibsgaard

File Name

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Description

Taken Date

06/05/2025 at 03:36 pm

Upload Date

06/05/2025 at 08:11 pm

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Uploaded By

Ryan Kibsgaard

File Name

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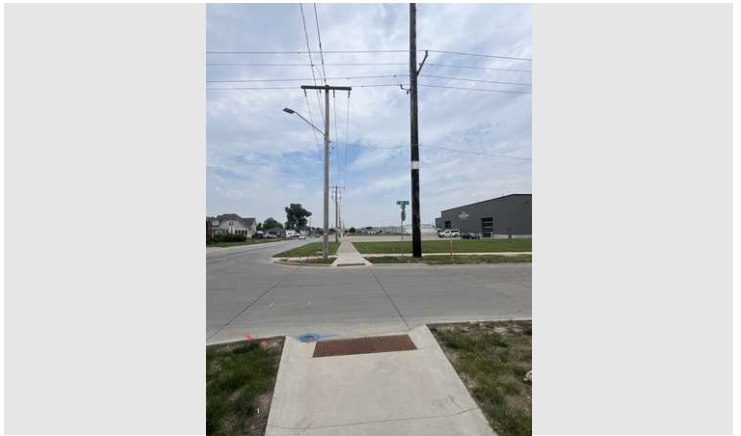
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Uploaded By

Ryan Kibsgaard

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06/05/2025 at 08:11 pm

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Uploaded By

Ryan Kibsgaard

File Name

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06/05/2025 at 08:11 pm

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Site Photos

Uploaded By

Ryan Kibsgaard

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06/05/2025 at 08:11 pm

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Uploaded By

Ryan Kibsgaard

File Name

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MARSHALLTOWN

I O W A

HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
 Clayton Ender, Assistant Director
 24 North Center Street
 Marshalltown, IA 50158-4911
 Tel - (641) 754-5756
 Fax - (641) 754-5717

TO: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: July 15th, 2025
RE: Consider Approval of a Variance Application Regarding Development Landscaping, Buffer Landscaping, and Parking Lot Screening Requirements for 713 to 715 E Main Street, 708 to 716 Noble Street, and 706 E Linn Street

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Property Owner & Applicant:	Marshalltown Company POB 738 Marshalltown IA 50158
Recommendation:	Staff recommends approval of the variance application with the following variances specifically granted: <ol style="list-style-type: none"> 1. Development landscaping requirements may be met by installation of buffer landscaping or parking lot screening landscaping. The total plantings required on-site shall not be less than the standard development landscaping requirement. 2. Buffer landscaping between the GI Zoning District and the RM Zoning District shall be composed of a continuous row of overstory, evergreen, and ornamental trees that effectively provides a solid visual barrier. 3. Parking lot screening shall not be required to install trees as a part of the requirement. The requirement for a minimum 3-foot-tall screen shall remain required.
Comprehensive Plan:	The subject property is identified in the comprehensive plan with a future land use designation of light Industrial which is defined as, "Industrial businesses that are cleaner and less intense, with more office

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 Mark Mitchell, Greg Nichols, Jeff Schneider, Gary Thompson



and showroom, clean manufacturing or processing, less trucking, warehousing or heavy manufacturing.”
 The proposed usage of the development site is consistent with the comprehensive plan.

Zoning District:	GI, General Industrial Zoning District With Conditions
Review Criteria:	<p>In determining whether to approve, approve with conditions, or deny a variance, the Board of Adjustment shall consider the following review criteria:</p> <ol style="list-style-type: none"> <li data-bbox="537 569 1422 638">1. The administrative body has considered the recommendation of staff. <p data-bbox="583 684 1305 716">Staff recommends approval of the variance application.</p> <ol style="list-style-type: none"> <li data-bbox="537 762 1422 989">2. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan. <p data-bbox="583 1035 1422 1220">The comprehensive plan does discuss a preference for landscaping at buildings and in parking lots for office and industrial development, but doesn't dive further into detail on what exactly this landscaping may appear like or how it may be implemented.</p> <p data-bbox="583 1266 1422 1413">For lack of detailed discussion on landscaping within the comprehensive plan, staff's opinion is that approval of this request would not impair implementation of the comprehensive plan.</p> <ol style="list-style-type: none"> <li data-bbox="537 1459 1422 1570">3. The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter. <p data-bbox="583 1617 1422 1686">§ 156.A.002(B)(3) "Improving the city's appearance through the regulation of design, where such regulations are appropriate.</p> <p data-bbox="583 1732 1422 1801">§ 156.A.002(C)(3) "Enable retention and sensitive expansion of local businesses."</p>

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§ 156.A.002(E)(1) “Promote contextually compatible redevelopment and infill development of vacant or underutilized properties.”

4. Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.

The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

5. The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.

The request is compatible with surrounding land uses and structures and will not significantly alter the general character of the area. The applicant has also contacted neighboring property owners and has submitted letters of support for their request in tandem with their application.

6. The granting of the variance is not based on a hardship which is self-imposed;

The need for the variance is partially created due to the presence of overhead power lines and underground utilities. While these utility lines would not prevent installation of landscaping on the site it does introduce difficulty.

The primary basis for the variance as indicated in the application pertains to the assertion that the requirement creates an unreasonable burden on development and presents a practical difficulty for compliance.

7. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property;

While the site does include some utility line conflicts there is not otherwise a physical constraint preventing landscaping installation.

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8. The hardship is based on circumstances that are unique to the property for which the variance is sought and not circumstances common to other properties;

The applicant has asserted that they desire to maintain aesthetic consistency with their existing parking lots which were constructed under the previous zoning code. While the need to develop a site compliant consistent with current zoning code is not unique to this site there is merit to maintain consistent design on this employment campus.

9. The variance requested is the minimum necessary that will make possible a permitted use of the land, building, or structure;

The applicant is seeking a variance to § 156.F.003(B)(5), § 156.F.003(C)(3), and § 156.F.004(C). This variance would not waive the landscaping requirement in its entirety, but rather adjust the requirement to match the requirement that was in place at the time of development of the other parking lots on the employment campus.

10. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and

A literal interpretation of the ordinance would not prevent development of the properties with off-street parking facilities.

11. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district.

Granting of the variance would allow for installation of off-street parking facilities with a landscaping design consistent with their other existing parking lots in the vicinity.

Attachments:

Findings of Fact Report
Aerial Vicinity Map
Variance Application

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Board of Adjustment Finding of Fact Report

Meeting Date: July 15, 2025	Application Type: Variance
Zoning District: GI, General Industrial Zoning District With Conditions	Comprehensive Plan Designation: Light Industrial
Property Address: 713 to 715 E Main Street, 708 to 716 Noble Street, and 706 E Linn Street	
Property Owner: Marshalltown Company POB 738 Marshalltown IA 50158	

Request Description: The applicant is seeking a variance to § 156.F.003(B)(5), § 156.F.003(C)(3), and § 156.F.004(C). This variance would not waive the landscaping requirement in its entirety, but rather adjust the requirement to match the requirement that was in place at the time of development of the other parking lots on the employment campus.

Hardship as stated in the application

The applicant has asserted that they desire to maintain aesthetic consistency with their existing parking lots which were constructed under the previous zoning code.

New Information introduced for consideration

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		<p>Not Self Imposed. The granting of the Variance is not based on a hardship which is self-imposed? <i>Reasoning:</i></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p>Based on Cost. The hardship is not based solely on the cost of complying with the regulation, but is based on the particular physical surroundings, shape, or topographical conditions of the subject property? <i>Reasoning:</i></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p>Unique Circumstances. The hardship is based on circumstances that are unique to the property for which the Variance is sought and not circumstances common to other properties? <i>Reasoning:</i></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p>Commonly Enjoyed Rights. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located; and <i>Reasoning:</i></p> <p>Vote result if applicable: _____ Yes _____ No</p>
		<p>Not A Special Privilege. Granting the variance will not confer on the applicant any special privilege that is denied to other lands or structures in the same district. <i>Reasoning:</i></p> <p>Vote result if applicable: _____ Yes _____ No</p>

Based on the Findings of Fact the following action occurred:

Motion by _____ to APPROVE the variance request to modify the requirement for new parking lot screening as required by § 156.F.003(B)(5), to modify the requirement for new development landscaping as required by § 156.F.003(C)(3), and to modify the requirement for buffer landscaping as required by § 156.F.004(C). The modified requirements shall consist of the following:

1. Development landscaping requirements may be met by installation of buffer landscaping or parking lot screening landscaping. The total plantings required on-site shall not be less than the standard development landscaping requirement.
2. Buffer landscaping between the GI Zoning District and the RM Zoning District shall be composed of a continuous row of overstory, evergreen, and ornamental trees that effectively provides a solid visual barrier.
3. Parking lot screening shall not be required to install trees as a part of the requirement. The requirement for a minimum 3-foot-tall screen shall remain required.

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>Engle</i>				
<i>Eaton</i>				
<i>Sanchez</i>				
<i>Schulze</i>				
<i>Thurston</i>				

Aerial Vicinity Map



VARIANCE REQUEST: PARKING LOT LANDSCAPING REQUIREMENTS

To Whom it may concern,

Marshalltown Company respectfully submits this request for a variance from the City of Marshalltown's landscaping requirements applicable to off-street parking facilities. This request pertains specifically to the parcels located across the street from the main facility expansion in the attached parcel diagram, which is being developed to meet off-street parking requirements for Marshalltown Company Expansion Phases III and IV.

The parcel is functional in nature and intended solely to serve the operational needs of the adjacent building. The variance seeks relief from the full planting requirement outlined in the ordinance, based on practical concerns, historic precedent. Project continuation and precedent from similar projects within the community. To this end Marshalltown and the City have had discussions on the continuation of past parking projects being a reasonable continuation and variance for the new parking projects, as such the attached landscaping plan has been provided to beautify the area consistent with it's historic context and unique site conditions.

Practical Difficulty on Marshalltown Company

The landscaping requirement introduces design and operational complications that undermine the function of the lot. The required volume of planting, is disproportionate to both the scale and purpose of the parcel.

There is currently no landscaping of any kind on the parcel, and the surrounding area lacks comparable vegetation. Implementing such a concentration of plantings would not only visually conflict with the context but could also interfere with clear visibility of the lot from the main campus, creating security concerns related to employee vehicle monitoring and site oversight. The change in ordinance between the past parking projects and current parking projects also creates a severe lapse in visual continuity. These concerns are consistent with those raised in prior Marshalltown Company parking lot developments over the last five years.

1. The Land in Question Cannot Yield a Reasonable Return if Used Only for a Purpose Allowed in the District

The parking parcel is not designed for independent economic return; its sole function is to support the primary industrial use across the street. The introduction of extensive landscaping would impose additional installation and long-term maintenance costs with no operational benefit, affecting the efficiency and fiscal responsibility of the project.

As the site is strictly utilitarian in nature, fulfilling a necessary support role, requiring full ornamental compliance creates an imbalance between cost, function, visual consistency and use across the campus.

2. This Variance is Required Because of the Unique Circumstances of This Property and not the General Conditions of the Neighborhood

Unlike other developments where landscaping serves as a visual buffer between mixed uses or enhances pedestrian corridors, the lots are standalone parking parcels separated from the primary building. The need for visibility across the street for security purposes and the lack of natural vegetation on or near the lot make the prescribed planting quantity ill-suited for this location.

This situation differs from typical neighborhood conditions where green buffering serves an aesthetic or residential transition function. In this case, tree massing would be out of scale with nearby parcels, inconsistent with surrounding historical context and not serve its intended purpose. These parking lots are to serve as a continuation of past projects of which Marshalltown Co. will match pursuant to the discussion Marshalltown held with the City of Marshalltown.

3. The Proposal Will Not Alter the Present Character of the Area or Seriously Affect Any Adjoining Property

The proposed development will not disrupt the existing character of the area, which consists primarily of residential parcels and industrial use. The site is currently vacant and unimproved; transforming it into an orderly and maintained parking lot will only improve the visual condition of the block. This project is removing visually jarring and unappealing structures to the city's betterment and continues the history of improvement Marshalltown Co. has provided.

Furthermore, all grading, surfacing, drainage, and lighting will be professionally designed to avoid spillover, glare, or other negative effects on adjacent properties. The requested variance pertains only to the volume of landscaping, not the quality or cleanliness of the development.

In addition to this Marshalltown company has garnered letters of support from the adjacent properties expressing that they see no need for the zoning buffer, and are grateful for the ongoing beatification efforts Marshalltown has already and continues to support.

4. The Proposal Will Not Be Contrary to the Public Interest

The request maintains compliance with all safety, access, and zoning standards. Light, air, and visibility will not be impaired by the proposed parking lot or any reduced landscaping. On the contrary, by limiting unnecessary visual obstructions, the proposal actually enhances oversight and public safety by preserving direct sight lines from the adjacent building.

As with prior approved parking projects by Marshalltown Company, the request reflects a consistent and balanced approach to safety, usability, and community standards. In addition to this Marshalltown has gathered letters in support of the project as proposed without zoning buffer.

5. The General Intent and Purpose of the Zoning Ordinance is Protected

The zoning ordinance intends for landscaping to soften the visual impact of large paved areas and contribute to a pleasant urban environment. Marshalltown Company fully supports that intent. However, applying the code's planting requirements to this small, utilitarian parcel does not result in a better outcome for the public.

Marshalltown Company has worked with staff on a modified planting strategy that maintains the visual order of the site, offers plantings where it makes sense, such as screening headlights against Main Street, and supports long-term maintenance without compromising safety or function. The variance simply requests a reduction—not a removal—of the landscaping burden in proportion to the lot's limited and unique purpose.

Respectfully submitted,

Joe Mathern

Corporate Facilities Director

Marshalltown Company

June 06, 2025

PARCEL LEGAL DESCRIPTIONS

#1) 713-715 E MAIN ST MARSHALLTOWN, IA 50158

PIN: 841836104017

DESCRIPTION: WOODS ADD BLK 1 LOTS 1-2

#2) 716 NOBLE ST MARSHALLTOWN, IA 50158

PIN: 841836104016

DESCRIPTION: WOODS ADD BLK 1 LOT 16

#3) 714 NOBLE ST MARSHALLTOWN, IA 50158

PIN: 841836104015

DESCRIPTION: WOODS ADD BLK 1 LOT 15

#4) 712 NOBLE ST MARSHALLTOWN, IA 50158

PIN: 841836104014

DESCRIPTION: WOODS ADD BLK 1 LOT 14

#5) 710 NOBLE ST MARSHALLTOWN, IA 50158

PIN: 841836104013

DESCRIPTION: WOODS ADD BLK 1 LOT 13

#6) 708 NOBLE ST MARSHALLTOWN, IA 50158

PIN: 841836104012

DESCRIPTION: WOODS ADD BLK 1 LOT 12

#7) 706 E LINN ST MARSHALLTOWN, IA 50158

PIN: 841836106014

DESCRIPTION: WOODS ADD BLK 3 LOT 11

#8) 807-809 E BOONE ST MARSHALLTOWN, IA 50158

PIN: 841836153003

DESCRIPTION: BINFORD & WEBSTERS ADD BLK 4 LOTS 3-4 & VAC ALLEY

BINFORD & WEBSTERS ADD BLK 4 LOTS 1-2 PT & VAC ALLEY

LANDSCAPE NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING. REMOVE STAKING AT END OF WARRANTY PERIOD.
9. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE COVERED WITH TYPE 1 SEEDING MIXTURE OR AS APPROVED BY THE OWNER.
10. CONTRACTOR SHALL PLACE TOPSOIL FROM THE SITE OR SOIL CONDITIONED OR TILLED INTO THE TOP 6 INCHES WITH AT LEAST A 5% ORGANIC CONTENT, INTO REQUIRED PLANTING AREAS(YARD AREAS, BUFFER YARDS, OR PLANTERS).
11. STOCKPILED TOPSOIL SHOULD BE PLIABLE LOAM, SECURE FROM NATURALLY WELL-DRAINED AREAS, FREE OF ADMIXTURE OF SUBSOIL, FREE FROM CLAY LUMPS + STONE AND OTHER DEBRIS OVER 1 INCH IN DIAMETER.(PER IOWA DOT SPEC. SP-155079)
12. TOPSOIL SHALL HAVE A PH VALUE OF MINIMUM 5.5 AND MAXIMUM OF 7.0.(PER IOWA DOT SPEC. SP-155079)
13. CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND SUBMITTING TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO USE AND PLACEMENT.(PER IOWA DOT SPEC. SP-155079)
14. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY. EXISTING LANDSCAPING BUFFER IN THE NORTH WILL BE PRESERVED TO PROVIDE SCREENING FROM NEIGHBORING PROPERTY OWNERS IN THE NORTH & IN THE WEST.
15. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

SITE INFORMATION:

TOTAL SITE FRONTAGE:
= 97 LF

LANDSCAPE CONSTRUCTION NOTES:

- A TYPE 1 (PERMANENT LAWN MIXTURE)
- B 20'x20' VISION TRIANGLE WITHIN THE 2' TO 6' RANGE

SITE TREE REQUIREMENTS

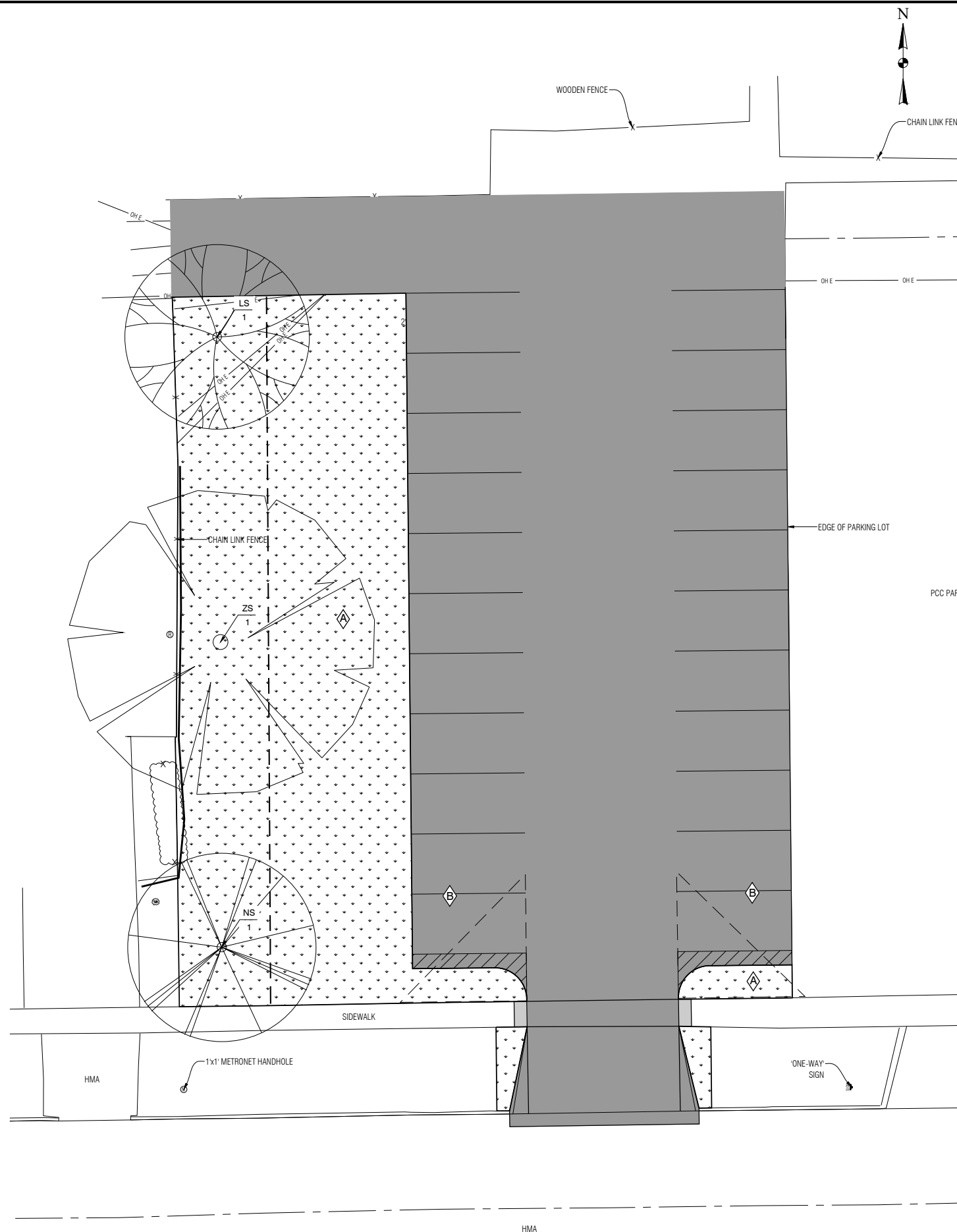
#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	156.F.003(3)(a) Development Landscaping A Minimum of Five Overstory Trees per Acre(.24)	Under Variance Review	3 Overstory Trees

BUFFER YARD REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	156.F.004(C) Buffering Option 1: Landscape ONLY Buffer Type C: 15' Buffer with 2 Overstory, 1 Understory, 1 Evergreen, and 15 Shrubs every 100 LF	Under Variance Review	3 Overstory Trees

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
NS	Nyssa sylvatica 'JFS-red'	Firestarter Tupelo Black Gum(Fruitless)	1	2" B&B
LS	Liquidambar styraciflua 'Rotundiloba'	Sweet Gum(Fruitless)	1	2" B&B
ZS	Zelkova serrata	Japanese Zelkova	1	2" B&B



J:\25-DS-0137\Map\5_Sherite\25-DS-0137 - C-400 (Landscape Plan).dwg - C-400 - 07-02-25 - 12:48pm - rhageman



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: CBS DATE: 05-16-2025
 DRAWN: SJC DATE: 05-16-2025
 CHECKED: ACD DATE: ---
 APPROVED: --- DATE: ---

MARSHALLTOWN CO. PARKING EXPANSION
 MARSHALLTOWN, IOWA

LANDSCAPE PLAN

PROJECT NO. 25-DS-0137
 SHEET NO. C.400

LANDSCAPE NOTES:

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- ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

SITE TREE REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	156.F.003(3)(a) Development Landscaping A Minimum of Five Overstory Trees per Acre(.84)	Under Variance Review	5 Overstory Trees

BUFFER YARD REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	156.F.004(C) Buffering Option 1: Landscape ONLY Buffer Type C: 15' Buffer with 2 Overstory, 1 Understory, 1 Evergreen, and 15 Shrubs every 100 LF	Under Variance Review	5 Overstory Trees

PARKING LOT LANDSCAPING

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	156.F.003(5) Development Landscaping In areas of public utility easement, no trees are required, but screen material must incorporate plant-scaping. Minimum three-foot-tall screen shall be installed between the parking lot and the adjoining street along the entire frontage in accordance with minimum visibility requirements at intersections, driveways, and alleys. 156.F.003(5) Development Landscaping	Under Variance Review	27 Grasses 8 Shrubs
2	1 Overstory and 2 Understory trees shall be planted every 75 feet within parking lot setback area 101 LF(Noble St & S 8th Ave) 92 LF(S 8th Ave & E Main St)	Under Variance Review	NONE

SITE INFORMATION:

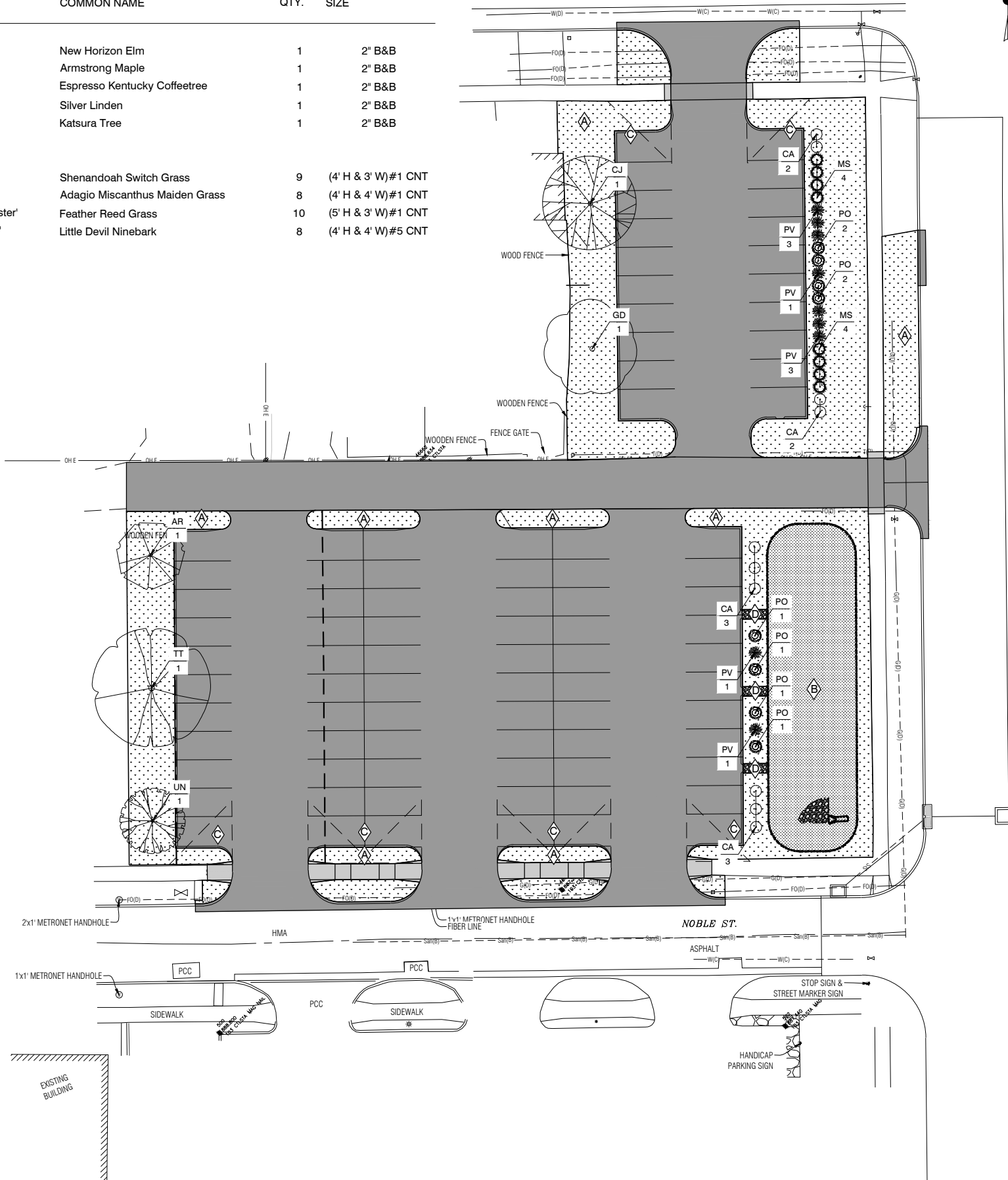
TOTAL SITE FRONTAGE:
= 560 LF
TOTAL PARKING LOT FRONTAGE
(PARALLEL & PERPENDICULAR):
= 437 LF
TOTAL PARKING LOT FRONTAGE
(PERPENDICULAR):
= 193 LF

LANDSCAPE CONSTRUCTION NOTES:

- TYPE 1 (PERMANENT LAWN MIXTURE)
- TYPE 2 (PERMANENT COOL-SEASON MIXTURE FOR SLOPES AND DITCHES)
- 20'x20' VISION TRIANGLE WITHIN THE 2' TO 6' RANGE
- ROCK CHUTE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
UN	Ulmus 'New Horizon'	New Horizon Elm	1	2" B&B
AR	Acer rubrum 'JFS-KW78'	Armstrong Maple	1	2" B&B
GD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	1	2" B&B
TT	Tilia tomentosa	Silver Linden	1	2" B&B
CJ	Cercidiphyllum japonicum	Katsura Tree	1	2" B&B
Grasses & Shrubs				
PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	9	(4' H & 3' W)#1 CNT
MS	Miscanthus siensis 'Adagio'	Adagio Miscanthus Maiden Grass	8	(4' H & 4' W)#1 CNT
CA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	10	(5' H & 3' W)#1 CNT
PO	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	8	(4' H & 4' W)#5 CNT



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-8701
www.cgaconsultants.com

DESIGNED: CUS DATE: 05-16-2025
DRAWN: SJC DATE: 05-16-2025
CHECKED: ACD DATE: ---
APPROVED: --- DATE: ---

MARSHALLTOWN CO. PARKING EXPANSION
MARSHALLTOWN, IOWA

LANDSCAPE PLAN

PROJECT NO. 25-DS-0137
SHEET NO. C.401

City of Marshalltown
Board of Adjustment

Dear Board Members,

As a resident of a home in the Main Street & 8th Avenue area, I am in support of MARSHALLTOWN Company's project to extend their parking with plans to match the landscaping designs that they've used in their 2019 parking addition.

Please consider my support in granting them permission to continue their work to grow and make our neighborhood look well kept.

Sincerely,

Signature Matt Banks Date 7-9-2025

Name Printed Matt Banks

Address 103 S. 8th AVE. Marshalltown IA.

City of Marshalltown
Board of Adjustment

Dear Board Members,

As a resident of a home in the Main Street & 8th Avenue area, I am in support of MARSHALLTOWN Company's project to extend their parking with plans to match the landscaping designs that they've used in their 2019 parking addition.

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Sincerely,

Signature Isaac Deal Date 7/1/2025

Name Printed Isaac Deal

Address 706 Noble st

City of Marshalltown
Board of Adjustment

Dear Board Members,

As a resident of a home in the Main Street & 8th Avenue area, I am in support of MARSHALLTOWN Company's project to extend their parking with plans to match the landscaping designs that they've used in their 2019 parking addition.

Please consider my support in granting them permission to continue their work to grow and make our neighborhood look well kept.

Sincerely,

Signature Jeff Hinkle Date 7-1-2025

Name Printed Jeff Hinkle

Address 704 Noble St.


City of Marshalltown
Board of Adjustment

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As a resident of a home in the Main Street & 8th Avenue area, I am in support of MARSHALLTOWN Company's project to extend their parking with plans to match the landscaping designs that they've used in their 2019 parking addition.

Please consider my support in granting them permission to continue their work to grow and make our neighborhood look well kept.

Sincerely,

Signature  Date 7-1-25

Name Printed Roy D. Ryan

Address 705 Noble St. Marshalltown Ia 50158

City of Marshalltown
Board of Adjustment

Dear Board Members,

As a resident of a home in the Main Street & 8th Avenue area, I am in support of MARSHALLTOWN Company's project to extend their parking with plans to match the landscaping designs that they've used in their 2019 parking addition.

Please consider my support in granting them permission to continue their work to grow and make our neighborhood look well kept.

Sincerely,

Signature David Smith Date 7-1-25

Name Printed David A Smith

Address 706 Wood Street

City of Marshalltown
Board of Adjustment

Dear Board Members,

As a resident of a home in the Main Street & 8th Avenue area, I am in support of MARSHALLTOWN Company's project to extend their parking with plans to match the landscaping designs that they've used in their 2019 parking addition.

Please consider my support in granting them permission to continue their work to grow and make our neighborhood look well kept.

Sincerely,

Signature *Erasmio Estrada* Date *7-2-25*

Name Printed *E E*

Address *704 E Linn*
