

1. Agenda

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Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, May 11, 2017 – 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair
Sharon Greer, Vice-Chair
Aimee Deimerly-Snyder
Keith Bloomquist

Angela Lins-Eich
Fauna Nord
Steve Valbracht

Roll Call.

Business:

1. Approval of Minutes from March 16, 2017
2. Approval of Minutes from April 13, 2017
3. **PUBLIC HEARING:** Review and Recommendation to City Council of rezoning parcels included in the new public safety building to CC, Community Commercial.
4. **PUBLIC HEARING:** Review and Recommendation to City Council of rezoning request of 110 N. 2nd Street from R-4, Medium Density Residential to CBD, Central Business District to allow for mixed use.

CHAPTER 29
TABLE OF PERMITTED AND SPECIAL USES FOR COMMERCIAL & INDUSTRIAL DISTRICTS

Districts

TN Traditional Neighborhood
 CBD Central Business District
 NC Neighborhood Commercial
 PC Planned Commercial
 CC Community Commercial

GC General Commercial
 OP Office Park
 RC Regional Commercial
 ED Education District
 M1 Light Industry
 M2 Heavy Industry

Other Codes

P Permitted Use
 S Special Use

SECTOR	USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
	Residential	See Specific Chapters for regulations	P	P	P							
22	Utilities	Utilities (I.e., electric power, natural gas, water, sewage)	221			S	S		S			P
22	Utilities	Acetylene gas manufacturing and storage	221210									P
22	Utilities	Ore reduction	221210									P
23	Construction	Building, Developing, and General Contracting (I.e., land subdivision and development, residential building construction, nonresidential building construction)	233				P				P	P
23	Construction	Plumbing, heating, and air-conditioning contractors	2351				P				P	P
23	Construction	Painting and Wall Covering Contractors	2352				P				P	P
23	Construction	Electrical Contractors	2353				P				P	P
23	Construction	Masonry, drywall, insulation, and tile Contractors	2354				P				P	P
23	Construction	Carpentry and floor contractors	2355				P				P	P
23	Construction	Roofing, siding, and sheet metal contractors	2356				P				P	P
23	Construction	Concrete contractors	2357				S				P	P
23	Construction	Glass & Glazing Contractors	23592				P				P	P
23	Construction	Building Equipment and Other Machinery Installation Contractors	23595				P				P	P
23	Construction	All Other Special Trade Contractors (I.e., house moving, swimming pool construction, sandblasting, awnings, countertops, signs, bathtub refinishing, mobile home setup, on-site welding)	23599				P				P	P
31-33	Manufacturing	Abattoir and slaughter houses or stockyards	311611									S

	SECTOR	USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
31-33	Manufacturing	Acid manufacturing	325132										S
31-33	Manufacturing	Ammonia, bleaching, or chlorine manufacturing	325311										P
31-33	Manufacturing	Asphalt manufacturing, refining, or preparation	324110										P
31-33	Manufacturing	Blast Furnaces	331111										P
31-33	Manufacturing	Boiler Works	332410										P
31-33	Manufacturing	Brick, tile, pottery, or terra cotta manufacturing (other than handicrafts)	327121										P
31-33	Manufacturing	Cement, lime, gypsum, or plaster of paris manufacturing	327310										S
31-33	Manufacturing	Coal tar manufacturing or distribution (except by-products of a public utility)	325192										P
31-33	Manufacturing	Creosote manufacture or treatment	325191										P
31-33	Manufacturing	Distillation of bones, coal, or wood	333994										S
31-33	Manufacturing	Explosives manufacturing or storage	325920										S
31-33	Manufacturing	Fat rendering	311613										S
31-33	Manufacturing	Fertilizer manufacturing	325311										S
31-33	Manufacturing	Glue manufacturing	325520										S
31-33	Manufacturing	Oilcloth or linoleum manufacturing	326192										P
31-33	Manufacturing	Paint, oil, turpentine, or varnish manufacturing	325510										P
31-33	Manufacturing	Petroleum or its products, or the refining of	324110										S
31-33	Manufacturing	Rolling mill	333516										P
31-33	Manufacturing	Smelting of tin or copper	331419										S
31-33	Manufacturing	Tanning, storage, or curling of rawhides or skins	316110										P
42	Wholesale Trade	Furniture and Home Furnishings Wholesalers	4212					P				P	P
42	Wholesale Trade	Professional and Commercial Equipment and Supplies Wholesalers (I.e., photographic, computer, scales, cooking supplies, store fixtures, medic)	4214					P				P	P
42	Wholesale Trade	Electrical Goods Wholesalers	4216					P				P	P
42	Wholesale Trade	Hardware, and Plumbing and Heating Equipment and Supplies Wholesalers	4217					P				P	P
42	Wholesale Trade	Machinery, Equipment, and Supplies Wholesalers (I.e., excavating equipment, harvesting equipment, lawnmowers, animal feeders, industrial supplies, service equipment and supplies, transportation equipment and supplies except motor vehicle)	4218					P				P	P
42	Wholesale Trade	Paper and Paper Product Wholesalers	4221					P				P	P
42	Wholesale Trade	Drugs and Druggists' Sundries Wholesalers	4222					P				P	P
42	Wholesale Trade	Apparel, Piece Goods, and Notions Wholesalers	4223					P				P	P
42	Wholesale Trade	Grocery and Related Product Wholesalers	4224					P				P	P
42	Wholesale Trade	Beer, Wine, and Distilled Alcoholic Beverage Wholesalers	4228					P				P	P
42	Wholesale Trade	Miscellaneous Nondurable Goods Wholesalers (I.e., farm supplies, book and periodicals, flower, florists, tobacco, paint, pet supplies, yarn)	4229					P				P	P

	SECTOR	USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
42	Wholesale Trade	Automobile and Other Motor Vehicle Wholesalers	42111					P				P	P
42	Wholesale Trade	Motor Vehicle Supplies and New Parts Wholesalers	42112					P				P	P
42	Wholesale Trade	Tire and Tube Wholesalers	42113					P				P	P
42	Wholesale Trade	Roofing, Siding, and Insulation Material Wholesalers	42133					P				P	P
42	Wholesale Trade	Other Construction Material Wholesalers (I.e., flat glass, ornamental ironwork, prefabricated buildings, wire fencing)	42139					P				P	P
42	Wholesale Trade	Sporting and Recreational Goods and Supplies Wholesalers	42191					P				P	P
42	Wholesale Trade	Toy and Hobby Goods and Supplies Wholesalers	42192					P				P	P
42	Wholesale Trade	Jewelry, Watch, Precious Stone, and Precious Metal Wholesalers	42194					P				P	P
42	Wholesale Trade	Other Miscellaneous Durable Goods Wholesalers (I.e., musical instruments, audio and video, timber and timber products - except lumber)	42199					P				P	P
42	Wholesale Trade	Building material storage yards	423390										P
49	Warehousing	Fuel storage yards	493190										P
51	Information	Broadcasting and Telecommunications	513		P		P	P				P	P
51	Information	Information Services and Data Processing Services	514	P	P	P	P		P	S		P	P
51	Information	Software Publishers	5112	P	P	P	P	P				P	P
51	Information	Sound Recording Industries	5122	P	P	P	P	P				P	P
51	Information	Newspaper Publishers	51111					P	S			P	P
51	Information	Periodical Publishers	51112					P	S			P	P
51	Information	Book Publishers	51113					P				P	P
51	Information	Other Publishers	51119					P				P	P
51	Information	Motion Picture and Video Production	51211					P				P	P
51	Information	Motion Picture and Video Distribution (I.e., distribute to theaters, tv networks, exhibitors)	51212					P				P	P
51	Information	Motion Picture and Video Exhibition (I.e., theaters)	51213	S			P	P		P		P	P
51	Information	Postproduction Services and Other Motion Picture and Video Industries	51219					P				P	P
52	Finance/Insurance	Monetary Authorities - Central Bank	521		P		P		P	S		P	P
52	Finance/Insurance	Credit Intermediation and Related Activities (Commercial Banking, Credit Unions)	522	P	P	P	P		P	S		P	P
52	Finance/Insurance	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	523	P	P	P	P		P	S		P	P
52	Finance/Insurance	Insurance Carriers and Related Activities	524	P	P	P	P		P	S		P	P
52	Finance/Insurance	Funds, Trusts, and Other Financial Vehicles	525	P	P	P	P		P	S		P	P
53	Real Estate	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) (I.e., trademarks, patents)	533	P	P	P	P		P	S		P	P
53	Real Estate	Offices of Real Estate Agents and Brokers	5312	P	P	P	P		P	S		P	P

	SECTOR	USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
53	Real Estate	Activities Related to Real Estate (I.e., managing, appraising)	5313	P	P	P	P		P	S		P	P
53	Real Estate	General Rental Centers (commercial retail equipment rental)	5323					P				P	P
53	Real Estate	Commercial and Industrial Machinery and Equipment Rental and Leasing (business rental)	5324					P				P	P
53	Real Estate	Lessors of Residential Buildings and Dwellings	53111	P	P	P	P		P	S		P	P
53	Real Estate	Lessors of Nonresidential Buildings (except Miniwarehouses)	53112	P	P	P	P		P	P		P	P
53	Real Estate	Lessors of Miniwarehouses and Self-Storage Units	53113	P		P	P	P				P	P
53	Real Estate	Passenger Car Rental and Leasing	53211				P	P		S		P	P
53	Real Estate	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	53212				P	P		S		P	P
53	Real Estate	Consumer Electronics and Appliances Rental	53221	P	P	P	P	P		P		P	P
53	Real Estate	Formal Wear and Costume Rental	53222	P	P	P	P	P		P		P	P
53	Real Estate	Video Tape and Disc Rental (I.e., video stores)	53223	P	P	P	P	P		P		P	P
53	Real Estate	Office Machinery and Equipment Rental and Leasing	53242	P	P	P	P	P		S		P	P
53	Real Estate	Home Health Equipment Rental (I.e., wheelchairs, oxygen)	532291	P	P	P	P	P	P	S		P	P
53	Real Estate	Recreational Goods Rental (I.e., bicycles, strollers, canoes)	532292		P		P	P		P		P	P
53	Real Estate	All Other Consumer Goods Rental (I.e., furniture, party supplies)	532299		P		P	P		P		P	P
54	Professional Svcs	Legal Services	5411	P	P	P	P		P	S		P	P
54	Professional Svcs	Accounting, Tax Preparation, Bookkeeping and Payroll Services	5412	P	P	P	P		P	S		P	P
54	Professional Svcs	Architectural, Engineering, and Related Services	5413	P	P	P	P		P	S		P	P
54	Professional Svcs	Specialized Design Services	5414	P	P	P	P		P	S		P	P
54	Professional Svcs	Computer Systems Design and Related Services	5415	P	P	P	P		P	S		P	P
54	Professional Svcs	Management, Scientific, and Technical Consulting Services	5416	P	P	P	P		P	S		P	P
54	Professional Svcs	Scientific Research and Development Services	5417	P	P	P	P		P	S		P	P
54	Professional Svcs	Advertising and Related Services	54181	P	P	P	P		P	S		P	P
54	Professional Svcs	Public Relations Agencies	54182	P	P	P	P		P	S		P	P
54	Professional Svcs	Media Buying Agencies	54183	P	P	P			P	S		P	P
54	Professional Svcs	Media Representatives (I.e., newspaper, tv, radio sales agents)	54184		P			P	P	S		P	P
54	Professional Svcs	Display Advertising (I.e., signs)	54185		P			P				P	P
54	Professional Svcs	Direct Mail Advertising (I.e., handbills, coupons)	54186		P			P				P	P
54	Professional Svcs	Advertising Material Distribution Services	54187		S			P				P	P
54	Professional Svcs	Other Services Related to Advertising (I.e., advertising specialties, display lettering)	54189		P			P				P	P
54	Professional Svcs	Marketing Research and Public Opinion Polling	54191	P	P	P			P	S		P	P
54	Professional Svcs	Photographic Services (I.e., still, video, or digital photography)	54192	P	P	P	P	P		P		P	P
54	Professional Svcs	Translation and Interpretation Services	54193	P	P	P			P	S		P	P

SECTOR		USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
54	Professional Svcs	Veterinary Services	54194	S	S	S	P	P				P	P
54	Professional Svcs	All Other Professional, Scientific, and Technical Services (I.e., appraisal, consumer counseling, arbitration)	54199	P	P	P	P	P	P	S		P	P
56	Admin & Other	Junk yards	562212										S
56	Admin & Other	Office Administrative Services	5611	P	P	P	P		P	S		P	P
56	Admin & Other	Facilities Support Services (janitorial, security, maintenance)	5612	P	P	P	P		P	S		P	P
56	Admin & Other	Employment Services (placement agencies, temp services)	5613	P	P	P	P		P	S		P	P
56	Admin & Other	Travel Arrangement and Reservation Services	5615	P	P	P	P		P	P		P	P
56	Admin & Other	Investigation and Security Services	5616	P	P	P	P		P	S		P	P
56	Admin & Other	Services to Buildings and Dwellings (I.e., pest control, janitorial, landscaping, carpet & upholstery cleaning)	5617		P		P	P	P	S		P	P
56	Admin & Other	Other Support Services (I.e., day to day business support)	5619	P	P	P	P		P	S		P	P
56	Admin & Other	Document Preparation Services	56141	P	P	P	P		P	S		P	P
56	Admin & Other	Telephone Call Centers	56142		P		P		P	S		P	P
56	Admin & Other	Collection Agencies	56144		P	P	P		P	S		P	P
56	Admin & Other	Credit Bureaus	56145	P	P	P	P		P	S		P	P
56	Admin & Other	Other Business Support Services (I.e., court reporting, repossession services)	56149	P	P	P	P		P	S		P	P
56	Admin & Other	Private Mail Centers (mailbox rental & other mailing/office services)	561431		P	P	P	P	P	P		P	P
56	Admin & Other	Other Business Service Centers (including Copy Shops)	561439	P	P	P	P		P	S		P	P
61	Education Svcs	Junior Colleges	6112		P		P		P	S		P	P
61	Education Svcs	Colleges, Universities, and Professional Schools	6113		P		P		P	S		P	P
61	Education Svcs	Business Schools and Computer and Management Training	6114		P		P		P	S		P	P
61	Education Svcs	Technical and Trade Schools (I.e., cosmetology, real estate, truck driving, electronic)	6115		S		P		P	S		P	P
61	Education Svcs	Other Schools and Instruction (I.e., dance, music, photography, sports, language, exam preparation, automobile driving)	6116	P	P	P	P		P	S		P	P
61	Education Svcs	Educational Support Services (consultants, testing, guidance)	6117	P	P	P	P		P	S		P	P
62	Health & Social	Ambulatory Health Care Services (various health practitioners)	621	P	P	P	P		P	S		P	P
62	Health & Social	Hospitals	622		S		S		P	S		P	P
62	Health & Social	Nursing and Residential Care Facilities	623	S	S	S	S		S			P	P
62	Health & Social	Halfway Houses for ex-offenders	6239									S	S
62	Health & Social	Individual and Family Services	6241	P	P	P	P		P	S		P	P
62	Health & Social	Community Food and Housing, and Emergency and Other Relief	6242		P	P	P		S			P	P
62	Health & Social	Vocational Rehabilitation Services	6243	P	P	P	P		P	S		P	P

	SECTOR	USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
62	Health & Social	Child Day Care Services	6244	P	P	P	P		P	S		P	P
71	Entertain/Rec	Museums, Historical Sites, and Similar Institutions	712	P	P	P	P	P				P	P
71	Entertain/Rec	Performing Arts Companies	7111	P	P	P	P					P	P
71	Entertain/Rec	Promoters of Performing Arts, Sports, and Similar Events	7113	P	P	P	P		P	S		P	P
71	Entertain/Rec	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	7114	P	P	P	P		P	S		P	P
71	Entertain/Rec	Independent Artists, Writers, and Performers	7115	P	P	P	P			S		P	P
71	Entertain/Rec	Amusement Arcades	71312	P	P	P	P			P		P	P
71	Entertain/Rec	Fitness and Recreational Sports Centers	71394	S	P	S	P	P				P	P
71	Entertain/Rec	Bowling Centers	71395	S	P	S	P	P		P		P	P
71	Entertain/Rec	All Other Amusement and Recreation Industries (I.e., archery, billiard, boat clubs, dance halls, miniature golf, amusement ride)	71399	S	S	S	P	P				P	P
72	Accommodation	Traveler Accommodation	7211	S	P	S	P	P	S	P		P	P
72	Accommodation	Full-Service Restaurants	7221	P	P	P	P	P	S	P		P	P
72	Accommodation	Limited-Service Eating Places	7222	S	P	P	P	P	S	P		P	P
72	Accommodation	Drinking Places (Alcoholic Beverages)	7224	S	P	S	P	P		P		P	P
72	Accommodation	Food Service Contractors (I.e., cafeteria contractors at hospitals, offices)	72231		S			P				P	P
72	Accommodation	Caterers	72232	S		P	P	P		P		P	P
72	Accommodation	Mobile Food Services	72233	S		S		P				P	P
81	Other Services	Electronic and Precision Equipment Repair and Maintenance (I.e., computers)	8112	P	P	P	P	P		P		P	P
81	Other Services	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	8113					P				P	P
81	Other Services	Personal Care Services (I.e., beauty & barber shops)	8121	P	P	P	P			P		P	P
81	Other Services	Death Care Services	8122	P	P	P	P	P				P	P
81	Other Services	Drycleaning and Laundry Services	8123	P	P	P	P	P		S		P	P
81	Other Services	Religious Organizations (Churches, etc.)	8131	P	P	P	P	P	P	S		P	P
81	Other Services	Grantmaking and Giving Services	8132	P	P	P	P		P	S		P	P
81	Other Services	Social Advocacy Organizations	8133	P	P	P	P		P	S		P	P
81	Other Services	Civic and Social Organizations	8134	P	P	P	P		P	S		P	P
81	Other Services	Business, Professional, Labor, Political, and Similar Organizations	8139	P	P	P	P	S	S	S		P	P
81	Other Services	Home and Garden Equipment and Appliance Repair and Maintenance	81141				S	P				P	P
81	Other Services	Reupholstery and Furniture Repair	81142	P	P	P	P	P				P	P
81	Other Services	Footwear and Leather Goods Repair	81143	P	P	P	P	P		P		P	P
81	Other Services	Other Personal and Household Goods Repair and Maintenance (I.e., garments, watches, jewelry, bicycles, recreational boats)	81149	P	P	P	P	P		P		P	P
81	Other Services	Pet Care (except Veterinary) Services (boarding, grooming, training)	81291	P	S	P	P	P				P	P

SECTOR		USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
81	Other Services	Photofinishing	81292	P	P	P	P	P		P		P	P
81	Other Services	Parking Lots and Garages	81293	S	P	P	P	P	P	P		P	P
81	Other Services	All Other Personal Services (I.e., bail bonds, shoeshine, wedding planning, dating services)	81299	P	P	P	P		P	S		P	P
81	Other Services	Automotive Mechanical and Electrical Repair and Maintenance	811111		S		P	P		S		P	P
81	Other Services	Automotive Exhaust System Repair	811112		S		P	P		S		P	P
81	Other Services	Automotive Transmission Repair	811113		S		P	P				P	P
81	Other Services	Other Automotive Mechanical and Electrical Repair and Maintenance	811118		S		P	P		S		P	P
81	Other Services	Automotive Body, Paint, and Interior Repair and Maintenance	811121		S		P	P				P	P
81	Other Services	Automotive Glass Replacement Shops	811122		S		P	P				P	P
81	Other Services	Automotive Oil Change and Lubrication Shops	811191		S		P	P		S		P	P
81	Other Services	Car Washes	811192		S		P	P		S		P	P
81	Other Services	All Other Automotive Repair and Maintenance (I.e., tires, air conditioning, rust proofing)	811198		S		P	P		S		P	P
92	Public Admin	Executive, Legislative, and Other General Government Support	921		P				P	S		P	P
92	Public Admin	Administration of Human Resource Programs	923	P	P	P	P		P	S		P	P
92	Public Admin	Administration of Environmental Quality Programs	924	P	P	P	P		P	S		P	P
92	Public Admin	Administration of Housing Programs, Urban Planning, and Community Development	925	P	P	P	P		P	S		P	P
92	Public Admin	Administration of Economic Programs	926	P	P	P	P		P	S		P	P
92	Public Admin	Space Research and Technology	927		P		P		P	S		P	P
92	Public Admin	National Security and International Affairs	928		P		P		P	S		P	P
92	Public Admin	Courts	92211		P				P			P	P
92	Public Admin	Police Protection	92212	P	P	P	P	P		S		P	P
92	Public Admin	Legal Counsel and Prosecution	92213	P	P	P	P	P	P	S		P	P
92	Public Admin	Parole Offices and Probation Offices	92215	P	P	P	P		P	S		P	P
92	Public Admin	Fire Protection	92216	P	P	P	P	P	P	P		P	P
92	Public Admin	Other Justice, Public Order, and Safety Activities (I.e., emergency planning)	92219	P	P	P	P		P	S		P	P
44-45	Retail Trade	Furniture and Home Furnishings Stores	442	P	P		P	P		P		P	P
44-45	Retail Trade	Clothing and Clothing Accessories Stores	448	P	P	P	P			P		P	P
44-45	Retail Trade	Sporting Goods, Hobby, Book, and Music Stores	451	P	P	S	P	P		P		P	P
44-45	Retail Trade	Other Motor Vehicle Dealers (Rv's, motorcycles, boats, recreational vehicles, etc.)	4412		P		P	P		S		P	P
44-45	Retail Trade	Beer, Wine, and Liquor Stores	4453		P		P	P	S	P		P	P
44-45	Retail Trade	Department Stores	4521		P		P	P		P		P	P
44-45	Retail Trade	Florists	4531	P	P	P	P	P		P		P	P

	SECTOR	USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
44-45	Retail Trade	Used Merchandise Stores	4533	P	P	P	P	P				P	P
44-45	Retail Trade	Electronic Shopping and Mail-Order Houses	4541		P		P	P				P	P
44-45	Retail Trade	Vending Machine Operators	4542					P				P	P
44-45	Retail Trade	New Car Dealers - Used car sales allowed on same zoning lot	44111				P	P		P		P	P
44-45	Retail Trade	Used Car Dealers	44112				P	P				P	P
44-45	Retail Trade	Automotive Parts and Accessories Stores	44131		P		P	P		P		P	P
44-45	Retail Trade	Tire Dealers	44132		S		P	P		S		P	P
44-45	Retail Trade	Appliance, Television, and Other Electronics Stores	44311	P	P		P	P		P		P	P
44-45	Retail Trade	Computer and Software Stores	44312	P	P	P	P			P		P	P
44-45	Retail Trade	Camera and Photographic Supplies Stores	44313	P	P	P	P	P		P		P	P
44-45	Retail Trade	Home Centers (home improvement centers)	44411		P		P	P		P		P	P
44-45	Retail Trade	Paint and Wallpaper Stores	44412		P	P	P	P		P		P	P
44-45	Retail Trade	Hardware Stores	44413	P	P	P	P	P		P		P	P
44-45	Retail Trade	Other Building Material Dealers (i.e., cabinet stores, floor coverings, lumber-retail, pre-fabricated buildings, glass)	44419		P		P	P		P		P	P
44-45	Retail Trade	Outdoor Power Equipment Stores	44421		P		P	P				P	P
44-45	Retail Trade	Nursery and Garden Centers	44422	S	S	P	P	P		P		P	P
44-45	Retail Trade	Supermarkets and Other Grocery (except Convenience) Stores	44511	P	P		P			P		P	P
44-45	Retail Trade	Convenience Stores	44512	P	P	P	P	P		P		P	P
44-45	Retail Trade	Meat Markets	44521	P	P	P	P	P				P	P
44-45	Retail Trade	Fish and Seafood Markets	44522	P	P	P	P	P				P	P
44-45	Retail Trade	Fruit and Vegetable Markets	44523	P	P	P	P	P				P	P
44-45	Retail Trade	Other Specialty Food Stores	44529	S	P	S	P	P				P	P
44-45	Retail Trade	Pharmacies and Drug Stores	44611	P	P	P	P		S	P		P	P
44-45	Retail Trade	Cosmetics, Beauty Supplies, and Perfume Stores	44612	P	P	P	P			P		P	P
44-45	Retail Trade	Optical Goods Stores	44613	P	P	P	P		S	P		P	P
44-45	Retail Trade	Other Health and Personal Care Stores (i.e., hearing aid, food supplements, convalescent supplies)	44619	P	P	P	P		S	P		P	P
44-45	Retail Trade	Gasoline Stations with Convenience Stores	44711	P	P	P	P	P	S	P		P	P
44-45	Retail Trade	Other Gasoline Stores	44719	P	P	P	P	P		P		P	P
44-45	Retail Trade	Warehouse Clubs and Superstores	45291				P	P		P		P	P
44-45	Retail Trade	All Other General Merchandise Stores (i.e., dollar stores, variety stores, home & auto supply stores)	45299	P	P	P	P	P		P		P	P
44-45	Retail Trade	Office Supplies, Stationery, and Gift Stores	45321	P	P	P	P		S	P		P	P
44-45	Retail Trade	Gift, Novelty, and Souvenir Stores	45322	P	P	P	P			P		P	P

	SECTOR	USE	CODE	TN	CBD	NC	CC	GC	OP	PC	RC	M1	M2
44-45	Retail Trade	Pet and Pet Supplies Stores	45391	P	P	S	P	P		P		P	P
44-45	Retail Trade	Art Dealers	45392	P	P	P	P	P		P		P	P
44-45	Retail Trade	Manufactured (Mobile) Home Dealers	45393				S	P				P	P
44-45	Retail Trade	Fuel Dealers (I.e., thermogas)	45431					P				P	P
44-45	Retail Trade	Other Direct Selling Establishments (I.e., bottled water, frozen food, locker meat, party plan, coffee break supplies)	45439		S	S	P	P		S		P	P
44-45	Retail Trade	Tobacco Stores	453991	P	P	P	P	P		P		P	P
44-45	Retail Trade	All Other Miscellaneous Store Retailers (except Tobacco Stores) (I.e., art supply, cemetery, flower shops, auction houses, hot tub/swimming pools, trophy shops)	453998	P	P	P	P	P		P		P	P
48-49	Trans/Warehouse	Truck Transportation	484					P				P	P
48-49	Trans/Warehouse	Transit and Ground Transportation Passenger Transportation (including Vanpools)	485					P				P	P
48-49	Trans/Warehouse	Scenic and Sightseeing Transportation	487					P				P	P
48-49	Trans/Warehouse	Postal Service	491	S	S	S	P	P		P		P	P
48-49	Trans/Warehouse	Couriers and Messengers	492	P	P	P	P	P				P	P
48-49	Trans/Warehouse	Support Activities for Road Transportation (I.e., towing)	4884					P				P	P
48-49	Trans/Warehouse	General Warehousing and Storage	49311					P				P	P

***All uses not listed are permitted in the M1 and M2 Districts with a Special Use Permit.**



James L. Lowrance, Mayor
36 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5742

Housing & Community Development

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director 

DATE: May 11, 2017 – Meeting Date

PUBLIC HEARING for rezoning parcels included in the new public safety building to CC, Community Commercial.

The City is proposing a rezoning of properties on the NW corner of W. High Street and S. 2nd Street to CC, Community Commercial district. The majority of these parcels are associated with the new Police and Fire Department facility. The area currently includes a mix of zoning classifications including R-2, Neighborhood Commercial, Community Commercial and M-1 Light Industrial. We would like to rezone the area to create a consistently zoned area from Linn Creek south to W. High Street.

PUBLIC HEARING for rezoning of 110 N. 2nd Street from R-4, Medium Density Residential to CBD, Central Business District to allow for mixed use.

Evangelical Free Church purchased the property at 110 N. 2nd Street. It is their intention to operate a mixed use facility. They would like to utilize the upper story as residential and the main level would be used for various ministry opportunities.

Following the discussion from the April meeting staff has looked into alternative options due to the allowable uses in the CBD potentially being unfavorable to the area. On May 8th the City Council approved a contract with the law firm Lynch Dallas to assist with various legal issues such as land use law. I met with the new team and discussed options for this particular case and it was determined that we could consider a Special Use Permit to address the mixed use where the Commission and Board of Adjustment could specific conditions of approval. I believe this will be a better alternative for the community and will still allow the applicant the ability to conduct the activities they would like to conduct.

We have a hearing scheduled for the meeting which is ok. If the Commission chooses with the applicant's agreement to switch direction and go with a Special Use permit the Commission can make a recommendation to the Board of Adjustment instead of the City Council. The next Board meeting will be June 20th.

2017 Tentative Meeting Schedule (Thursday following the 2nd Monday of the Month)

**Dates are tentative and may be changed or canceled in order to accommodate staff schedules or development need.*

June 15, 2017		
July 13, 2017	August 10, 2017	September 14, 2017
October 12, 2017	November 16, 2017	December 14, 2017

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Dan Kester, Bill Martin, Bethany Wirin



MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
MARCH 16, 2017

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Keith Bloomquist, Stephen Valbracht and Fauna Nord

Members Absent: Sharon Greer-Vice-Chair, Angela Lins-Eich and Aimee Deimerly-Snyder

1. Approval of Minutes from February 16, 2017

Stand approved as distributed.

2. PUBLIC HEARING:

Recommendation to City Council related to a rezoning request of property at 1202 S. 6th Street from R-2, Low Density Residential to R-4, Medium Density Residential.

Public Hearing declared open. Spohnheimer commented on the rezoning request. Steve Troskey, CGA, and the owner were present to answer any questions. Public hearing closed.

Motion by Valbracht to recommend approval of the rezoning request to the City Council, second by Bloomquist. All Aye. Motion Carried 4-0.

3. PUBLIC HEARING:

Recommendation to City Council related to a rezoning request of property along E. South Street, between Ferner Street and S. 7th Avenue (Parcel 8318-02-227-005) from R-2, Low Density Residential and PUD, Planned Unit Development to R-4, Medium Density Residential.

Public Hearing declared open. Spohnheimer commented on the rezoning request including presenting a map showing the flood plain on the property. Steve Troskey, CGA, and the owner were present to answer any questions. Public hearing closed.

Motion by Valbracht to recommend approval of the rezoning request to the City Council, second by Nord. All Aye. Motion Carried 4-0.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
APRIL 13, 2017

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Sharon Greer-Vice-Chair, Keith Bloomquist, Fauna Nord Aimee Deimerly-Snyder, Angela Lins-Eich and Stephen Valbracht

Lins-Eich and Valbracht available by phone

1. Approval of Minutes from March 16, 2017

Minutes not available and will be placed on the next agenda.

2. Motion to set Public Hearing for rezoning of 110 N. 2nd Street from R-4, Medium Density Residential to CBD, Central Business District to allow for mixed use.

Spohnheimer presented the request along with the applicant to rezone property to CBD to allow for a mixed use. A general description of activities was discussed by the applicants. The Commission requested a copy of the table of permitted uses to be included in the information for the next meeting. Concerns related to what other uses may be allowed in the CBD.

Motion by Nord. Second by Deimerly-Snyder to set the public hearing for May 11, 2017. Motion Carried 6-1 with Valbracht voting against.

3. Motion to set Public Hearing for rezoning parcels included in the new public safety building to CC, Community Commercial.

Spohnheimer presented information about rezoning the properties on the NW corner of W. High Street and S. 2nd Street associated with the new Police and Fire facility. The proposal is to rezone the mix of properties to CC, Community Commercial District. A portion of the property is currently zoned CC.

Motion by Greer. Second by Bloomquist to set the public hearing for May 11, 2017. Motion Carried 7-0.

4. Review and recommendation to the Board of Adjustment related to Special Use Permit request for Midwest Liquor LLC for the property at 11 N. 3rd Avenue to allow Beer, Wine and Liquor Sales.

Spohnheimer provided an update to the Commission related to the ordinance amendment approved by the City Council to allow Beer, Wine and Liquor Sales in the OP district as a Special Use. The applicant Midwest Liquor LLC is now requesting that approval. The Commission discussed areas such as signage, landscaping, hours of operation, façade changes and screening. The Commission made the following recommendations to the Board of Adjustment.

1. The existing signage may be changed to include the new business name but shall not exceed the size of the previous/existing signage.
2. No exterior temporary signage should be allowed such as banners.
3. No interior signage should be placed in the windows where it would be visible from the exterior.

4. All landscaping/rock areas shall be maintained in good condition.
5. The exterior façade of the building shall remain consistent with the current appearance and any changes to color or design shall go back to the Commission/Board for review.

Greer noted her dissatisfaction with the decision of the Council to allow the use against the Commission's recommendation. Spohnheimer indicated the Board was set to meet on April 18, 2017.

The applicant was agreeable to the conditions.

Motion by Nord. Second by Bloomquist to recommend approval of the Special Use request to the Board of Adjustment with the previously stated conditions. Motion Carried 7-0.

5. Review and recommendation to the City Council on the Final Plat for Partners 1st Addition

Spohnheimer presented the Partners 1st Addition Final Plat to the Commission indicating this was the final step in the development of Rex Reyden Road area where TIG was just built. The road construction was a City project and everything is now complete.

Motion by Greer. Second by Deimerly-Snyder to recommend approval of the Final Plat. Motion Carried 7-0.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director

Date Submitted & Fee Paid: ✓

Rezoning Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.ci.marshalltown.ia.us

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

✓ **Legal description of the property.** The property owner 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 \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

Property Address: 110 N. 2 nd Street	
Owner: Evangelical Free Church	
Mailing Address: 3111 S. 6 th Street	
Phone: 641-752-7171	Fax:
Current Zoning Classification: R-4 Medium Density Residential	
Current Use: Rental Housing	
Proposed Zoning Classification: CBD	
Proposed Use: Ministry to Families 3-5 days/week in addition to Rental Housing	
Please list the uses of surrounding properties: Racoon (CBD) Neighboring Houses (Residential)	
Signature and Date: Bob Keegan	

Evangelical Free Church
3111 South 6th St.
Marshalltown, Iowa 50158
641-752-7171
bob@marshalltownefc.org

Evangelical Free Church

March 27, 2017

Dear Marshalltown City Leaders –

We would like to submit to you our plans for use of the property at 110 N. 2nd St. that we have recently purchased. In order to comply with the various city codes, please know that we will be using the house for Dual Purpose – as a rental house for a few of our members and as a neighborhood outreach facility to serve the needs of area families. We are aware that this would require us to apply for a variance so that the property could be re-zoned as commercial rather than residential.

We hope to minister to families of all ages up to 5 days per week and up to the occupancy load for the house. This ministry may include helping children or teens with their homework, reading to them and/or tutoring them that would be done under the supervision of two certified teachers who reside in the rental unit of the house. We have for many years conducted afterschool programs at Rogers, Franklin, Anson and Lenihan schools, so this house would give us opportunity to care for and help these families throughout the year on a more consistent basis. We may also conduct ESL (English as a Second Language) classes for the parents of these children. We may offer a Community Garden for neighboring families who have moved to Marshalltown from various countries around the world. Our whole purpose and goal is to help improve the northside neighborhood through practical ways of serving the people. We plan to take a house that sat empty for some 4 years, redeem it and make it a place of hope for the people of Marshalltown! Our desire is to partner with you in making Marshalltown a healthier community. Thank you for considering our request.

Sincerely,



Pastor Bob Kosbau
641-751-5894





Date Submitted & Fee Paid: _____

Rezoning Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742
www.ci.marshalltown.ia.us

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as a part of this application will result in a delay in accepting your application until it is complete.

_____ **Legal description of the property.** The property owner 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 \$500 fee is required payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Zoning Office.

Please type or print legibly in ink.

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

Dear Michelle

Please consider this request to modify the Marshalltown Zoning Ordinance of 2010 for the properties at 909 S 2nd Street and 201 W High Street for the future use of the new Police and Fire Facility. Parcel numbers are 8418-35-376-001 for the property at 909 S 2nd Street and 8418-35-376-004 for the property at 201 W High Street. Please reclassify zoning to community commercial for both parcels.

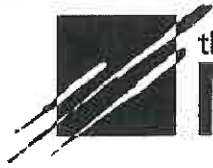
Feel contact me at 754-5734 or jnickel@ci.marshalltown.ia.us for further information.

Sincerely

A handwritten signature in blue ink, appearing to read "Justin Nickel". The signature is fluid and cursive, with the first name "Justin" written in a more compact, looped style and the last name "Nickel" written in a more open, cursive style.

JUSTIN NICKEL, P.E.

PUBLIC WORKS DIRECTOR/CITY ENGINEER



the City of

Marshalltown



Proposed Public Safety Facility Site

1 inch = 125 feet

351-002

331-010

909 South 2nd Street

376-001

OF SUB OF SE SW 35-84-18

376-401

376-004

201 West High Street

W HIGH ST.

W HIGH ST

S 2nd ST.

S 2nd ST.

S 2nd ST

