

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[1202 S 6TH STREET - REZONING.PDF](#)
[E SOUTH STREET AND S 7TH AVENUE - REZONING.PDF](#)
[FLOOD MAP - E SOUTH AND S 7TH AVENUE.PDF](#)
[MEMO.PDF](#)
[MINUTES.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, March 16, 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 February 16, 2017
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.
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.

Date Submitted & Fee Paid: 2/9/17

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.

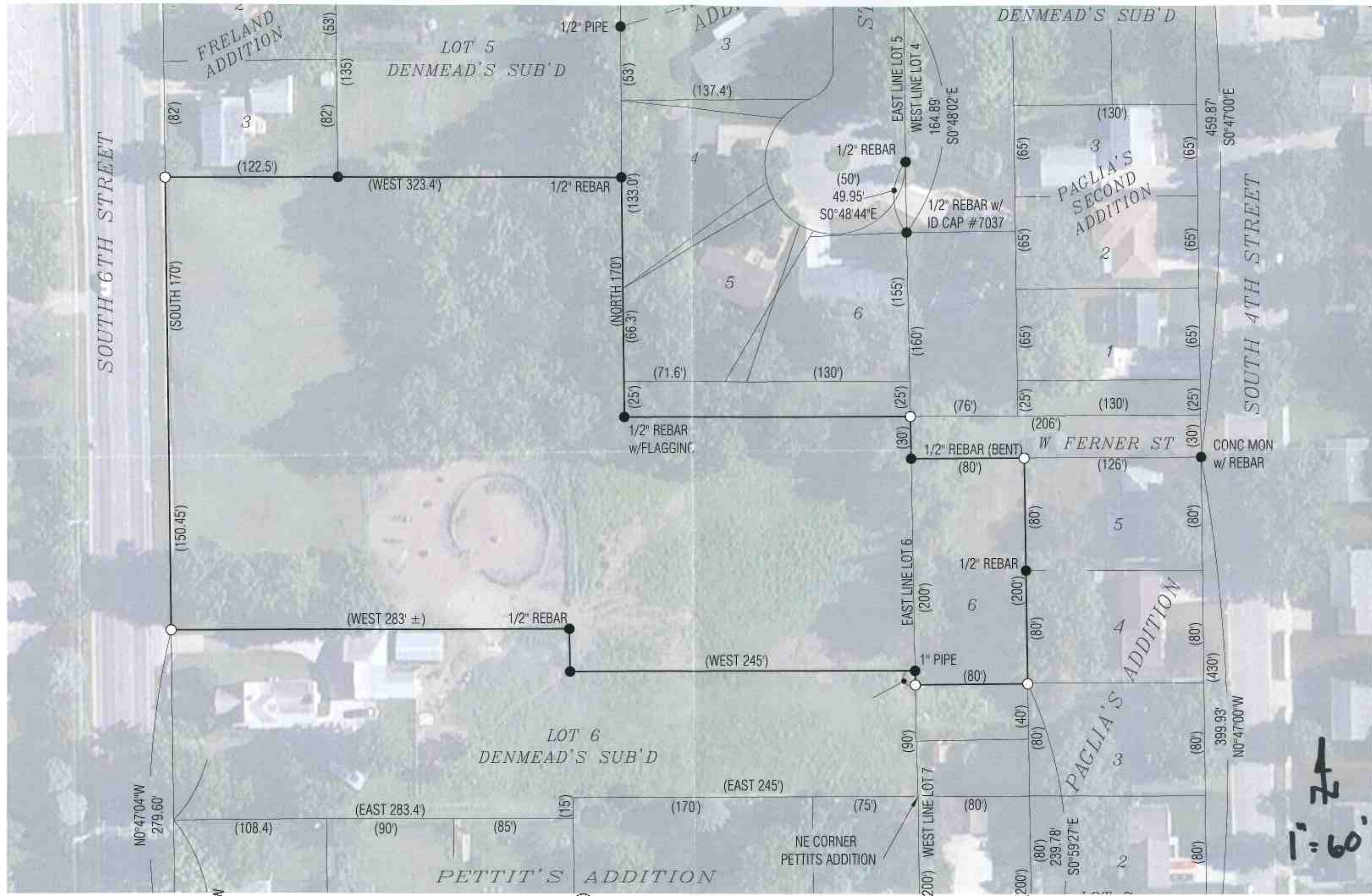
Please type or print legibly in ink.

Property Address:	
6th St 1202 S. 6th St.	
Owner:	
Church owns / Purchasers WJD # LLC	
Mailing Address:	
P.O. Bx 178 LeGrand IA 50142	
Phone:	Fax:
641-990-5773	
Current Zoning Classification:	
Single R-2	
Current Use:	
Home	
Proposed Zoning Classification:	
R-4	
Proposed Use:	
Duplexes	
Please list the uses of surrounding properties:	
Home	
Signature and Date:	
[Signature] Mgr WJD # LLC	

South St. / Legal

DESCRIPTION: (FILE # 2008-00006724)

LOT 6, IN DENMEAD'S SUB-DIVISION OF THE NORTH 81.675 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 83 NORTH, RANGE 18, WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, EXCEPT THAT PORTION OF SAID LOT 6 PLATTED AS PETTIT'S ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA, AND EXCEPT BEGINNING AT THE NORTHEAST CORNER OF PETTIT'S ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6, DUE NORTH 90 FEET, THENCE DUE WEST 245 FEET, THENCE DUE NORTH 30 FEET, THENCE DUE WEST 283 FEET, MORE OR LESS, THENCE DUE SOUTH ALONG THE WEST LINE OF SAID LOT 6, 135 FEET TO THE NORTH LINE OF PETTIT'S ADDITION, THENCE EAST ALONG SAID NORTH LINE OF PETTIT'S ADDITION 283.4 FEET, THENCE, NORTH 15 FEET, THENCE EAST 245 FEET TO THE POINT OF BEGINNING. AND LOT 6 EXCEPT THE SOUTH 40 FEET, PAGLIA'S ADDITION TO MARSHALL, MARSHALL COUNTY, IOWA, AND BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, DENMEAD'S SUBDIVISION OF THE NORTH 81.675 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, THENCE DUE EAST 323.4 FEET, THENCE NORTH 170 FEET, THENCE DUE WEST 323.4 FEET, THENCE SOUTH 170 FEET TO THE POINT OF BEGINNING.



1" = 60'

EXHIBIT



DESCRIPTION

PARCEL "B" LOCATED IN THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 1 AND THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5th P.M., MARSHALL COUNTY, IOWA; AS SHOWN ON INSTRUMENT NUMBER 2005-00004953 RECORDED IN THE OFFICE OF THE RECORDER OF MARSHALL COUNTY, IOWA; EXCEPT A CERTAIN PARCEL OF LAND KNOWN AS BROOKSHIRE ESTATES FIRST ADDITION TO MARSHALLTOWN, AS SHOWN ON INSTRUMENT NUMBER 2006-00000533 RECORDED IN THE OFFICE OF THE RECORDER OF MARSHALL COUNTY, IOWA.



Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

Date Submitted & Fee Paid: 2/9/17

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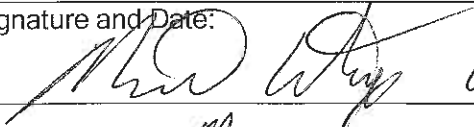
All items listed must be submitted with this application:

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.

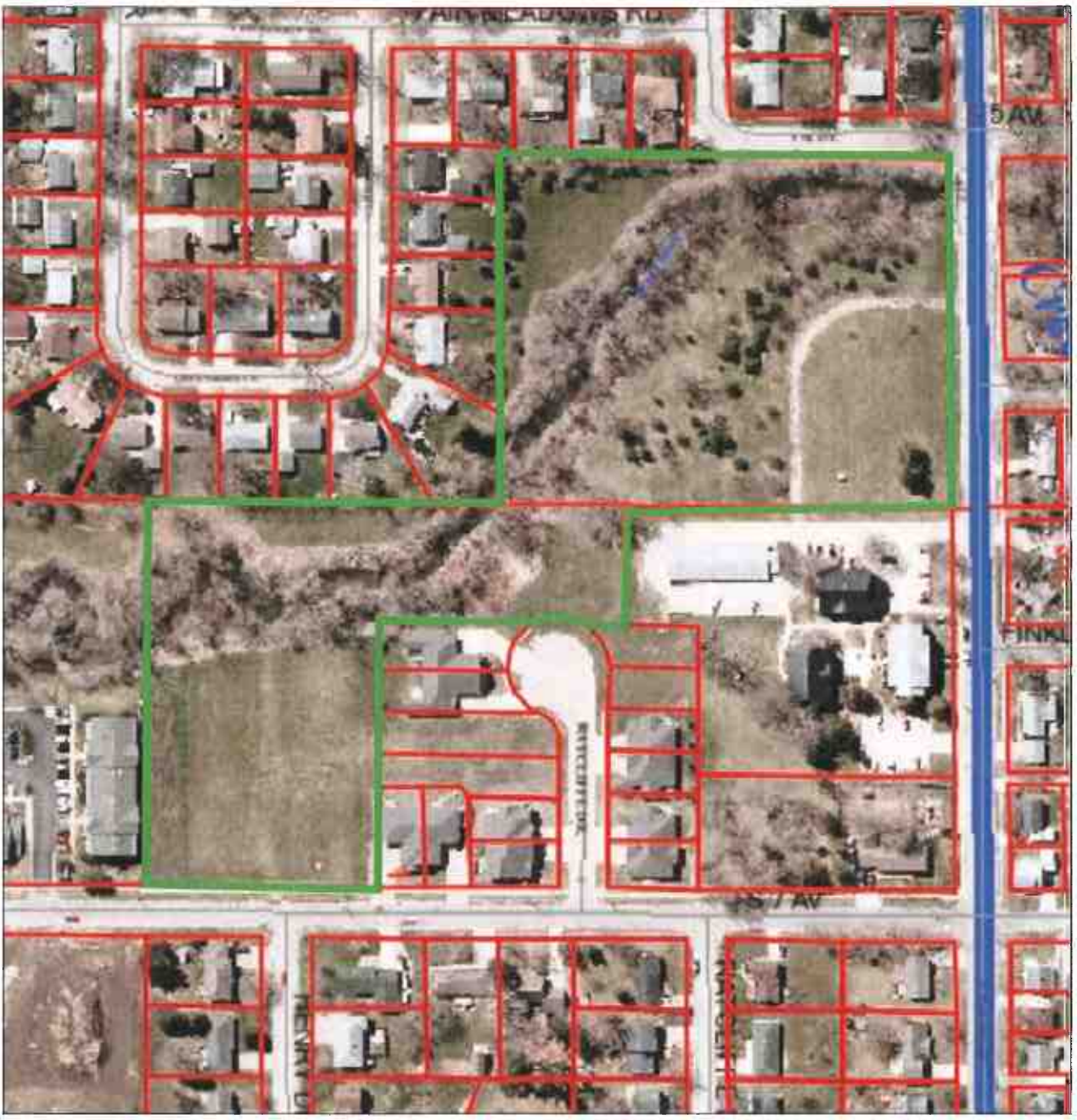
✓ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

✓ **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:		Parcel 8318-02-227-005
South St & Ferner		(North portion of parcel)
Owner: Wright & Lampert LLC		
Mailing Address: 2316 West Main St Rd		
Phone:	641-751-6166	Fax:
Current Zoning Classification: R-2		
Current Use: Empty		
Proposed Zoning Classification: R-4		
Proposed Use: Duplexes x 3		
Please list the uses of surrounding properties: Apartments		
Signature and Date:  Wright & Lampert LLC Mgr 641-990-5773		

EXHIBIT



DESCRIPTION
PARCEL "B" LOCATED IN THE FRACTIONAL NORTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 1 AND THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5th P.M., MARSHALL COUNTY, IOWA; AS SHOWN ON INSTRUMENT NUMBER 2005-00004953 RECORDED IN THE OFFICE OF THE RECORDER OF MARSHALL COUNTY, IOWA; EXCEPT A CERTAIN PARCEL OF LAND KNOWN AS BROOKSHIRE ESTATES FIRST ADDITION TO MARSHALLTOWN, AS SHOWN ON INSTRUMENT NUMBER 2006-00000533 RECORDED IN THE OFFICE OF THE RECORDER OF MARSHALL COUNTY, IOWA.



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James L. Lowrance, Mayor
Randy A Wetmore, City Administrator
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: March 16, 2017 – Meeting Date

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.

A request has been made by Wright Jasper Development 3 LLC, the buyer of 1202 S. 6th Street, to rezone the property currently zoned R-2, Low Density Residential to R-4, Medium Density Residential. The lot is 3.54 acres in area. The R-4 district allows for multiple buildings on a single lot under the Residential Flexibility Standards in the zoning ordinance. The new owner is proposing to build duplexes on the parcel.

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.

A request has been made by Lamport & Wright Marshalltown, Inc., the owner of parcel 8318-02-227-005, to rezone the property currently zoned R-2, Low Density Residential and PUD, Planned Unit Development to R-4, Medium Density Residential. The lot is 9.01 acres in area and has frontage on E. South Street and S. 7th Avenue. The R-4 district allows for multiple buildings on a single lot under the Residential Flexibility Standards in the zoning ordinance. The owner is proposing to build duplexes on the parcel.

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

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

March 16, 2017		
April 13, 2017	May 11, 2017	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
Bill Martin, Bethany Wirin



MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
FEBRUARY 16, 2017

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Keith Bloomquist, Stephen Valbracht, Angela Lins-Eich and Aimee Deimerly-Snyder

Members Absent: Sharon Greer-Vice-Chair and Fauna Nord

Lins-Eich, joined by phone.

1. PUBLIC HEARING:

Recommendation to City Council on rezoning request of four properties along S. 6th Street from R-1, Low Density Residential and R-2, Low Density Residential to TN, Traditional Neighborhood District. Properties include:

- a. 1015 S. 6th Street
- b. 1101 S. 6th Street
- c. 1201 S. 6th Street
- d. 1203 S. 6th Street

Steve Troskey, CGA, and Tom Deimerly, MED, presented information on the request for rezoning the area described from residential to Traditional Neighborhood District. The change would allow for mixed use development and higher density housing. Spohnheimer indicated there have been several calls for information with a couple comments of concern related to a high density. Spohnheimer reminded the Commission that they will not see specific plans as part of a rezoning request. Boston commented that the roll of the Commission is to review the overall uses possible within the district.

Motion by Valbracht to recommend approval of the rezoning request to the City Council, second by Bloomquist. All Aye. Motion Carried 5-0.

2. Motion to set public hearing for March 16, 2017 related to a rezoning request of property at 1202 S. 6th Street from R-2, Low Density Residential to R-4, Medium Density Residential.

Steve Troskey, CGA, presented on the rezoning request along with Mike Wright, developer. The request is to change the zoning classification from R-2, Low Density Residential to R-4, Medium Density Residential. This will allow for a higher density housing and multiple buildings on a single parcel.

Motion by Valbracht to set the public hearing for March 16, 2017, second by Bloomquist. All Aye. Motion Carried 5-0.

3. Motion to set public hearing for March 16, 2017 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.

Steve Troskey, CGA, presented on the rezoning request along with Mike Wright, developer. The request is to change the zoning classification from R-2, Low Density Residential and Planned Unit Development PUD to R-4, Medium Density Residential. This will allow for a higher density housing and multiple buildings on a single parcel. Spohnheimer described that this is a large parcel that

currently includes two zones. Boston expressed some concern about how it would fit in to the neighborhood. Valbracht commented that he too had a concern prior to visiting the site. After seeing the area he did not have a problem with the proposal. There was also discussion about the flood plain and the Commission requested a map with the flood zone identified for the next meeting. CGA agreed to provide that information.

Motion by Valbracht to set the public hearing for March 16, 2017, second by Bloomquist. All Aye. Motion Carried 5-0.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director