

1. Agenda

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Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, June 9, 2016 – 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair
Sharon Greer, Vice-Chair
Tammy Lawson,
Keith Bloomquist

Angela Lins-Eich
Fauna Nord
Steve Valbracht

Roll Call.

Business:

1. Review and approval of the minutes from 05/12/2016
2. Review and recommendation to Board of Adjustment on a **Sidewalk Deferment** request for JBS USA LLC along 811, 811 ½ and 813 Woodbury Street.



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

A handwritten signature in black ink, appearing to be "MS", located to the right of the "FROM:" line.

DATE: June 9, 2016 – Meeting Date

Review and recommendation to Board of Adjustment on a Sidewalk Deferment request for JBS USA LLC along 811, 811 ½ and 813 Woodbury Street.

A request has been made by JBS USA LLC for the property along Woodbury Street adjacent to their facility. JBS has purchased a few lots to construct a new storage building on. They are requesting a deferment since they plan to relocate the placement of the cul-de-sac in the future and would rather not put in sidewalk at this point in time which would later be redone.

Staff recommends approval of the request, a public hearing with the Board of Adjustment is set for June 21, 2016.

2016 Tentative Meeting Schedule

July 14, 2016	August 11, 2016		
September 15, 2016	October 13, 2016	November 10, 2016	December 15, 2016

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin



MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
MAY 12, 2016

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Sharon Greer-Vice-Chair, Tammy Lawson, Stephen Valbracht, Fauna Nord and Keith Bloomquist

Members Absent: Angela Lins-Eich

1. **Review and approval of the minutes from 04/14/16**

Approved as distributed.

2. **PUBLIC HEARING: Rezoning** request for property generally located on the south side of E. Olive St. just west of 1001 E. Olive St.

Public Hearing declared open. Michelle Spohnheimer, Housing & Community Development Director presented the request to rezone the property from R-3 Medium Density Residential to R-4 Medium Density Residential. Spohnheimer indicated the change is consistent with the comprehensive plan and staff recommends approval. Steve Troskey, CGA was also present to answer any questions on behalf of the applicant. Spohnheimer indicated that there has only been one additional call for information. **Public hearing closed.**

Motion by Valbracht to recommend approval of the rezoning to the City Council. Second by Greer. All Aye. Motion Carried 6-0.

3. Review and recommendation to Board of Adjustment on a **Special Use Permit** request for Interstate Power and Light for a utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009.

Spohnheimer presented the Special Use Permit request for Interstate Power and Light (Alliant Energy) to allow construction of a new substation on the south end of the described parcel. Representatives from Alliant Energy were present to discuss the future plans and needs. The intention is to reduce the number substations around town from about fifteen down to four. Boston asked about the nearby substation and it was explained that that station is not an Alliant station.

Motion by Greer to recommend approval of the Special Use Permit to the Board of Adjustment. Second by Nord. All Aye. Motion Carried 6-0.

4. Review and recommendation to Board of Adjustment on a **Sidewalk Deferment** request for Interstate Power and Light for frontage along a new lot associated with the utility substation to be located on the south side of Iowa Avenue West just west of Theisen's on the southern portion of parcel 8318-15-226-009.

Spohnheimer explained the Sidewalk Deferment request is in connection to the Special Use Request just approved. The request would defer the sidewalk installation of the portion of street frontage on their future lot. The property remaining to the North will have to address sidewalk when developed.

Motion by Valbracht to recommend approval of the Sidewalk Deferment to the Board of Adjustment. Second by Lawson. All Aye. Motion Carried 6-0.

5. Review and recommendation to Board of Adjustment on a **Sidewalk Deferment** request for Steve May for the property located at 2001 W. Olive Street.

Spohnheimer explained the Sidewalk Deferment request for 2001 W. Olive Street. The Commission has seen several Olive Street deferments recently. Steve May the property owner described the location and site.

Motion by Valbracht to recommend approval of the Sidewalk Deferment to the Board of Adjustment. Second by Nord. All Aye. Motion Carried 6-0.

6. Review and recommendation to City Council on a **Preliminary Plat** request for Doug Husak for the property generally located at the end of Odessa Drive within the two-mile subdivision jurisdiction.

Steve Troskey, CGA, presented the Preliminary Plat for property just south of Odessa Drive. Troskey explained the City's authority to enforce the subdivision regulations within the 2-mile jurisdiction and the owner's request to waive certain requirements specifically construction of a street to City standards. Doug Husak described the plan to build a house for themselves and sell a portion of the property to another party for their home. Valbracht and Greer discussed the struggle with waiving requirements due to the location and proximity to the City limits. Discussion that the role of the Commission is to think about future growth opportunities and west is a logical expansion given other recent development in the area. The Commission discussed the transportation plan for the City in relation to the site and the fact that the remainder of Odessa Drive is private similar to how this would be.

Motion by Valbracht to recommend approval of the Preliminary Plat with the condition that the road be built to City standards. Second by Greer. Boston, Greer and Valbracht Voted Yes. Nord, Lawson and Bloomquist Voted No. Motion Failed 3-3.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director

Date Submitted & Fee Paid: _____

Hearing Date: 6/21/16

Sidewalk Deferment Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

www.ci.marshalltown.ia.us

Please type or print legibly in ink.

Property Address: <u>811, 811 1/2 813 Woodbury street</u>	
Owner or Agent: <u>JBSS USA LLC</u>	
Mailing Address (owner or agent): <u>402 N. 10th Ave Marshalltown, IA 50158</u>	
Phone (owner or agent): <u>641-752-9320</u>	Fax (owner or agent): <u>Brad. Carl @ JBSSA. com</u>

A deferment may only be granted if the following conditions are met:

1. Is the location of the proposed sidewalk adjacent to a street which has or will have curb and gutter; ☒ yes ☐ no
2. Does the location of the proposed sidewalk have grade and drainage problems which would significantly interfere with the construction of the sidewalk at that location (if yes, describe below or on additional paper). ☐ yes ☒ no
3. If the location of the proposed sidewalk is on non-residential or non-retail property, and neither 1 nor 2 above apply, answer the following:
 - a. Do pedestrian generators exist in this location (ex: School, park, church, retail center, etc.)? ☐ yes ☐ no
 - b. Do sidewalks or bike paths near the location allow for alternate pedestrian routes (if the proposed sidewalk is needed to connect area residential property to other sidewalks in the area the property is not eligible for a deferment)? ☐ yes ☒ no
4. Is the property in a residential area where there is no sidewalk within one block or 360 feet and there are additional hardships involved with constructing a sidewalk (i.e. extensive landscaping, structure placement or grading.) ☐ yes ☒ no

Additional Comments and Information (attach additional as necessary):

Owner or Agent Signature: <u>Brad Carl - Project Engineer JBSS</u>	Date: <u>05-24-2016</u>
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MAKING YOUR WORLD STRONGER

City Of Marshalltown

C/O Michelle Spohnheimer

RE: Sidewalk Deferment Request

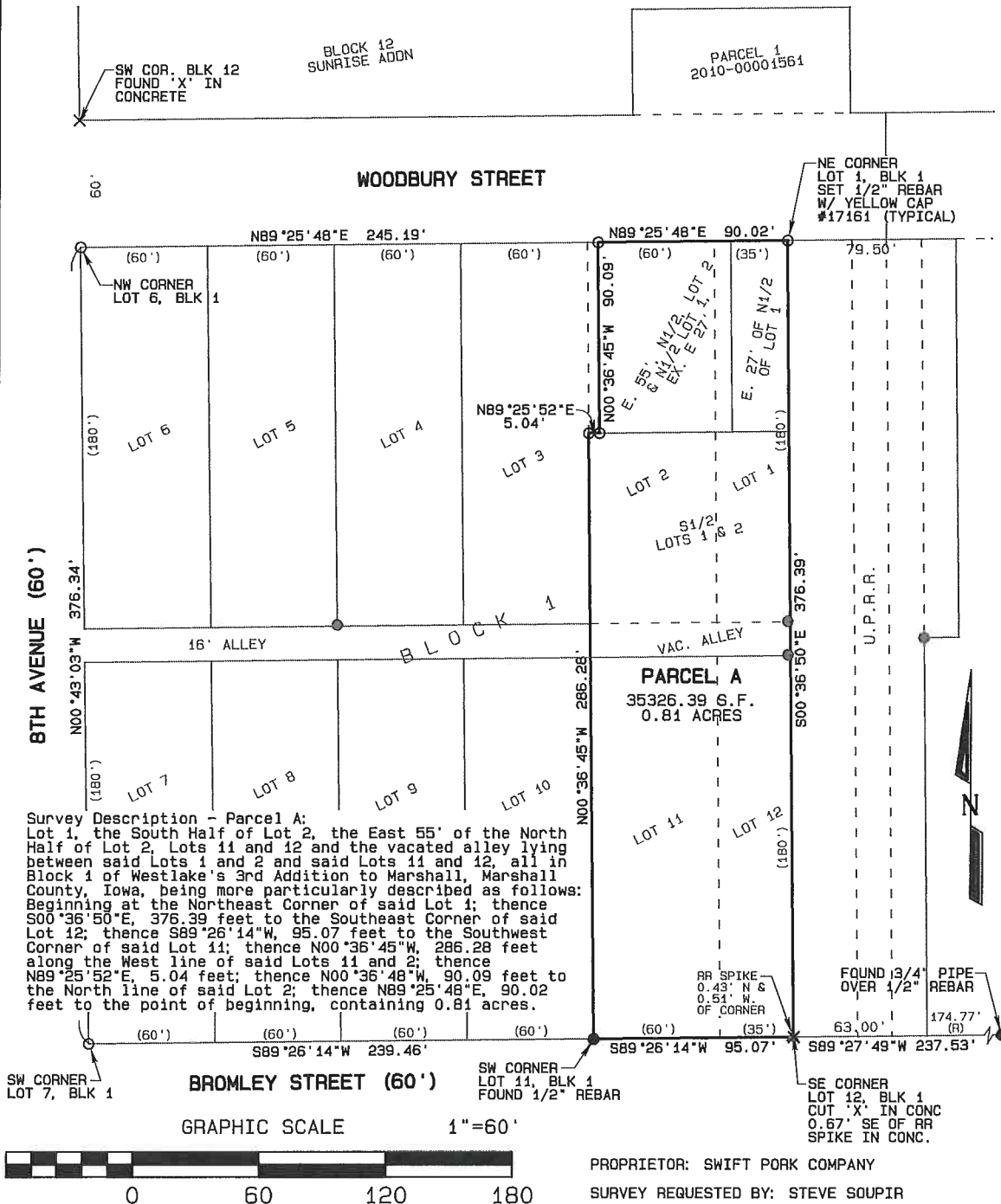
This request is in reference to an existing sidewalk located 811 ½ Woodbury St (Legal Plat of Survey has been provided). JBS USA LLC is requesting a deferment from the City of Marshalltown for the replacement of the existing sidewalk. It has been discussed with city officials to potentially move the Cul-de-sac on Woodbury street, west. If JBS were to replace the existing sidewalk, it could potentially be tore back out in the near future. This sidewalk also poses a security risk to JBS. The sidewalk leads directly to our west fence which is a dead end street. Areas such as this have proven to be a target for security breaches in the past.

Kind Regards,

Brad Carl

Project Engineer - JBS

PLAT OF SURVEY



Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo License #17161
My license renewal date is December 31, 2017
Job #16921 Date: 5/11/16 Page 1 of 1
Fieldwork Completed: 5/03/16



GENERAL NOTES

- 1) SEE ELECTRICAL DRAWINGS FOR ELECTRICAL UTILITY ROUTING
- 2) SEE MECHANICAL PLAN FOR MECHANICAL EQUIPMENT LOCATIONS AND CONCRETE PADS

