

1. Agenda

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Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, April 14, 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 03/10/2016
2. Review Rezoning request for property generally located on the south side of W. Olive St. just west of 1001 E. Olive St.
3. Motion to set Rezoning Public Hearing for May 12, 2016.
4. Discussion about division of properties in City limits.

Date Submitted & Fee Paid: 4/7/16

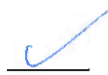
Rezoning Application Form

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

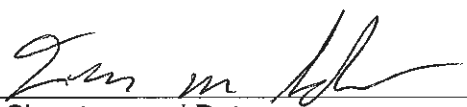
All items listed must be submitted with this application:

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.

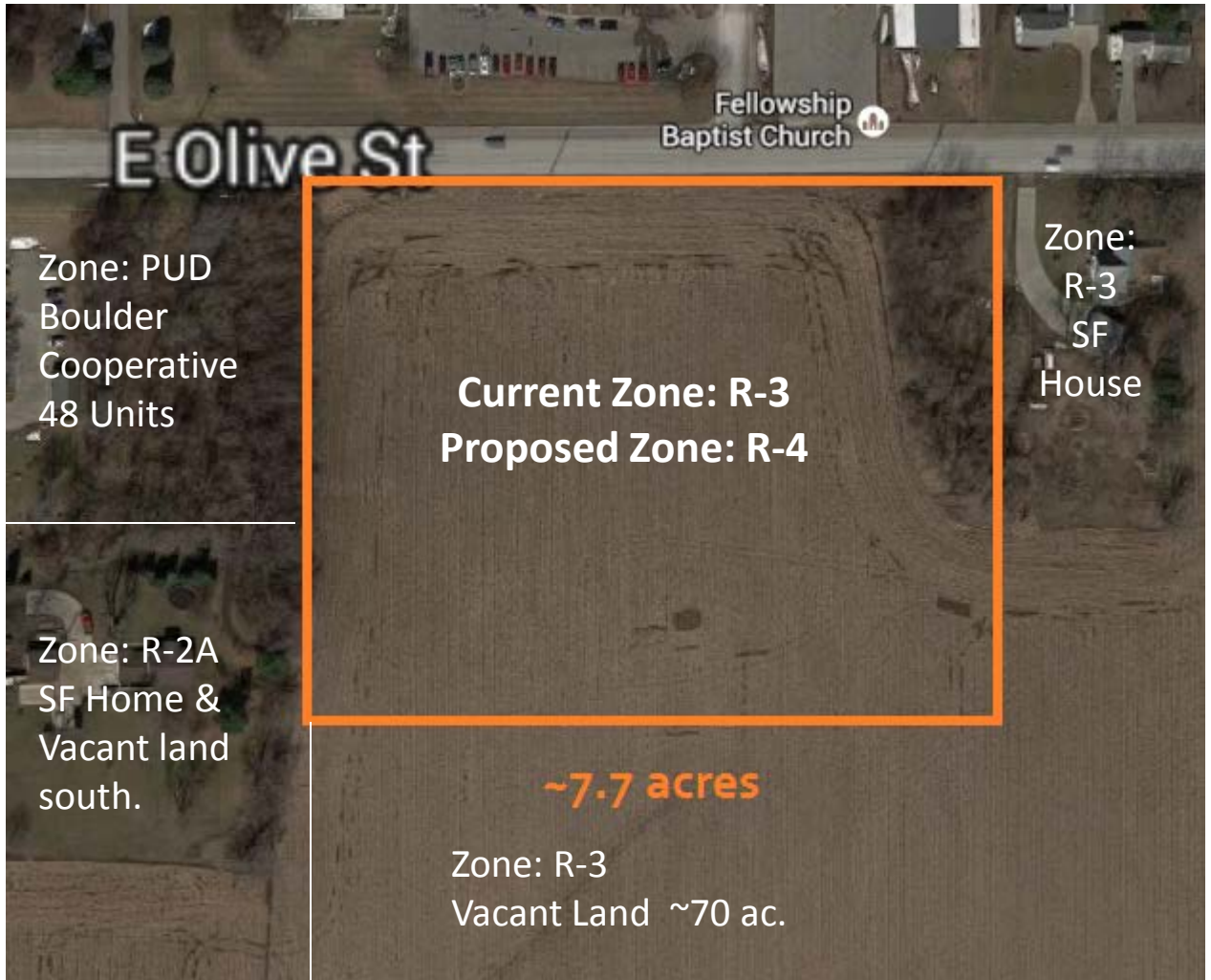
_____ **Legal description of the property.** The property owner should have a copy of the legal description. If not, owners may obtain a copy of the recorded deed, which contains the legal description, from the Marshall County Recorder's Office for a fee.

 **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: TSB Janesville LLC	
Mailing Address: 303 E. 1st Janesville MN 56048	
Phone: 507-234-5662	Fax:
Current Zoning Classification: R-3 Medium Density	
Current Use:	
Proposed Zoning Classification: R-4 Medium	
Proposed Use:	
Please list the uses of surrounding properties:	
 4-7-16	
Signature and Date:	

Schram@schramconstruction.com



Proposed rezoning to R-4 Medium Density Residential will allow for development of land with a density of 2,500 s.f. of lot area per unit. It will also allow multiple buildings to be constructed on a single lot using private driveways and access roads under the Residential Flexibility Standards chapter of the Zoning Ordinance.

The Comprehensive Plan identified this area as Medium Density Residential so this change is compatible with the plan.

Re: concerning rezoning

From : Michelle Spohnheimer
<mspohnheimer@ci.marshalltown.ia.us>

Mon, Apr 11, 2016 06:36 PM

 1 attachment

Subject : Re: concerning rezoning

To : Joe & Diane Hunt <hunts4cy@gmail.com>

Diane, thank you for the confirmation that the rezoning request is being made with current owner consent. Sorry if this e-mail comes through twice, I was having some issues today.

The request will be reviewed by the Plan Zoning Commission this Thursday, April 14th with a public hearing and recommendation tentatively scheduled for May 12th. Following the Commission the request will go before the Council for three readings and a public hearing. May 23rd, June 13th and June 27th. Should at any point the situation change and you no longer support the request as the current owner please contact me.

Thanks,

Michelle Spohnheimer
Housing & Community Development Director
City of Marshalltown
36 N. Center Street
Marshalltown, IA 50158
Ph: 641-754-5756
Fax: 641-754-5742
mspohnheimer@ci.marshalltown.ia.us
www.ci.marshalltown.ia.us
Office Hours: Mon. - Fri. 8:30 -5:00

Marshalltown



From: "Joe & Diane Hunt" <hunts4cy@gmail.com>

To: "Michelle Spohnheimer" <mspohnheimer@ci.marshalltown.ia.us>

Sent: Monday, April 11, 2016 2:56:49 PM

Subject: concerning rezoning

We are currently discussing possible sale of land along Olive Street to a developer. We understand there is a request to rezone the site from Zone 3 to Zone 4. Based on this possible land deal, we agree to the process of rezoning the site.

Marshalltown



aac2012sm.jpg

5 KB

From : Joe & Diane Hunt <hunts4cy@gmail.com>

Mon, Apr 11, 2016 02:56 PM

Subject : concerning rezoning

To : mspohnheimer@ci.marshalltown.ia.us

We are currently discussing possible sale of land along Olive Street to a developer. We understand there is a request to rezone the site from Zone 3 to Zone 4. Based on this possible land deal, we agree to the process of rezoning the site.



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: April 14, 2016 – Meeting Date

Review Rezoning request for property generally located on the south side of W. Olive St. just west of 1001 E. Olive St.

A request has been made by TSB Janesville LLC with current owner consent to rezone approximately 7.7 acres of land on the South side of E. Olive Street just west of 1001 E. Olive Street. The property is currently zoned R-3 Medium Density Residential and the request is being made to rezone the property to R-4 Medium Density Residential.

The primary differences between the R-3 and R-4 districts include density per unit and the ability to operate under the residential flexibility standards which would allow for multiple buildings to be built on a single parcel. The R-3 district would allow for 67 units on a single parcel (5,000 s.f. of lot area per unit). The R-4 district will allow for 134 units (2,500 s.f. of lot area per unit). As previously mentioned the R-4 will also allow for flexibility in number of buildings per parcel.

The request does conform to the comprehensive plan as a Medium Density Residential area.

Staff recommends approval of the request pending a public hearing with the Commission.

Motion to set Rezoning Public Hearing for May 12, 2016.

A Public Hearing must be held with the Plan Zoning Commission. The recommended date is May 12, 2016. Hearing notice will be published and a sign posted at the site on or about April 26th. Following the public hearing the Commission should make a recommendation to the City Council. The Council will then act on an amendment to the zoning ordinance by holding three readings and a public hearing. Tentative dates would include May 23rd, June 13th and June 27th.

Discussion about division of properties in City limits.

Mr. Boston requested the Commission have the opportunity to discuss how properties can be divided within the City limits. This is an informational topic with no action.

2016 Tentative Meeting Schedule

May 12, 2016	June 9, 2016	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
MARCH 10, 2016

Call to order: 5:00 PM

Members Present: Tammy Lawson, Stephen Valbracht and Angela Lins-Eich and Keith Bloomquist

Members Absent: Jon Boston-Chair, Sharon Greer-Vice-Chair and Fauna Nord

1. Review and approval of the minutes from 02/11/16

Approved as distributed.

2. Review and recommendation to City Council on the Preliminary Plat for Eagle View at Wandering Creek.

Michelle Spohnheimer, Housing & Community Development Director presented the agenda items. The Commission has previously reviewed the Concept Plan for Eagle View at Wandering Creek and now the plats and master plans are ready for review.

The preliminary plat includes the entire development. A recommendation will go on to the City Council at their March 28th meeting pending receipt of all the legal paperwork.

Motion by Valbracht to recommend approval of the Preliminary Plat for Eagle View at Wandering Creek PUD to City Council. Second by Lawson. All Aye. Motion Carried 4-0.

3. Review and recommendation to City Council on the Final Plat for Eagle View at Wandering Creek 1st Addition.

Spohnheimer described that the first addition includes the existing private drive and the seven lots fronting Eagle Ridge Dr.

Motion by Valbracht to recommend approval of the Final Plat for Eagle View at Wandering Creek PUD 1st Addition to City Council. Second by Lawson. All Aye. Motion Carried 4-0.

4. Review and recommendation to City Council on the Preliminary Master Plan and Final Master plan for Eagle View at Wandering Creek PUD.

Spohnheimer provided an overview of the PUD process and that a Preliminary Master Plan covers the entire area and the Final Master plan covers the first addition similar to the Plat.

Valbracht had questions for the developer about lighting and landscaping plans. Jeff Denniston was present and indicated that the units along the private drive will have lights on the structure instead of street lights. He has included this type of lighting on other developments and had success. The lights will automatically come on in the evening and cannot be shut off. He also discussed that the landscaping plans are not final but each building has a \$2,000 landscaping budget and will likely include bushes along the fronts of the units and some trees depending on final grading. The retention area will include prairie grasses and may have a walking trail around the area. Denniston also indicated they will have the fencing requested at the prior meeting on the east property line.

Motion by Valbracht to recommend approval of the Preliminary Master Plan and Final Master plan 1st Addition of Eagle View at Wandering Creek PUD to City Council. Second by Lawson. All Aye. Motion Carried 4-0.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director