

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[MEMO.PDF](#)

[MINUTES.PDF](#)

[OFFICE CHANGE DOCUMENT.PDF](#)

[POTENTIAL OFFICE STRUCTURE.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, March 12, 2015– 5:30 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 Start: Greer

Business:

1. Review and approval of the minutes from 1-29-15
2. Ordinance Change Application
 - a. Fence Height in M2 District

<http://ci.marshalltown.ia.us/meetings/view/MeetingID/1190>

Date posted: 3-9-15

Memorandum

To: Plan & Zoning Commission
From: Stephen Troskey – City Planner
Date: October 23, 2017
Re: **March 12th, 2015 meeting**

Ordinance Change – Fence Height in M2 heavy Industry District

Jeremy Adkins as applied to change the Zoning Ordinance to allow ten foot tall fences in the M2 Heavy Industry districts. The application details his proposal. Staff has no recommendation on this proposed change.

Rezoning – JBS property

JBS owns a number of properties that are currently zoned residential. Please see the included map for specific locations. Two of these properties contain parking lots and three contain houses that are going to be demolished for a temporary office structure and additional parking lots. The office structure must meet current code. While rezoning these properties to M2 allows any future owner to build any allowed use (see attached list for complete uses allowed in the M2 district), staff is not concerned with the change based on the current owner's pattern of building parking lots on newly-acquired property. If the Commission desires, it could include the entire block or just what has been identified on the attached map.

I can be reached at stroskey@ci.marshalltown.ia.us or 641-752-3154.

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
MARCH 12, 2015

Call to order: 5:30 PM
Adjournment 6:15 PM

Members Present:
Keith Bloomquist
Jon Boston, Chair
Moon Chaplin-Eich
Sharon Greer, Vice-Chair
Fauna Nord
Stephen Valbracht

Members Absent
Tammy Lawson

1. Review and approval of minutes from 1-29-15

Approved as distributed.

2. Ordinance Change Application - Fence Height in M2 District

Jeremy Adkins was present to describe this application. He seeks to change the fence height limits in the M2 Heavy Industrial District. Boston said the Commission has not discussed fence height rules in twenty five years and is not opposed to a higher limit in the industrial park. Valbracht said since the M2 zoning district extends near downtown he would like to see different rules east of 18th Ave. Boston said he agrees and would agree to a ten foot limit east of 18th Ave. A Public Hearing will be set for March 26th.

3. Rezoning Request - JBS property along 10th Ave.

Brad Carl was present to describe this application. JBS seeks to rezone five parcels it owns from M2 Heavy Industry from R3 Medium Density Residential. There are parking lots on two of the parcels currently with plan to build two more and a temporary office structure on the others. Greer said the Comprehensive Plan shows screening between JBS and its residential neighbors and would like to see a plan for this. Bloomquist asked about parking and Carl said the lot with the office structure would also have employee parking. Carl said JBS would eventually like to control the alley on that block which would make future screening easier. A Public Hearing will be set for March 26th.

With no further business the Commission adjourned.

Respectfully submitted,
Stephen Troskey, City Planner

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M

The current zoning ordinance does not make a distinction between M-2 heavy industrial and M-1 light industrial zoning districts regarding the maximum height of fences. My proposal is to change the current zoning ordinance so that land zoned in M-2 Heavy Industrial districts may have fences as high as ten feet. Chapter 4, Section 8, Subsection (1)(c) of the city zoning ordinance currently reads:

Section 8. Fences and Walls.

1. Height Limitations:

.....

- C) *In any commercial district or industrial district, fences and walls not exceeding eight (8) feet in height may be located within any required yard. A one (1) foot extension consisting of strands of barbed wire may be used at the top of any fence or wall with a minimum average height of six (6) feet which is used for security or protective purposes.*

.....

I propose to change this language, to say:

Section 8. Fences and Walls.

1. Height Limitations:

.....

- C) *In any commercial district or light industrial district, fences and walls not exceeding eight (8) feet in height may be located within any required yard. In any heavy industrial district, fences and walls not exceeding ten (10) feet in height may be located within any required yard. A one (1) foot extension consisting of strands of barbed wire may be used at the top of any fence or wall with a minimum average height of six (6) feet which is used for security or protective purposes.*

.....

I believe property zoned as Heavy Industrial would benefit from this change. Chapter 28 of the City Zoning Ordinance already places stricter rules on Heavy Industrial districts relating to setbacks and lot size. These restrictions for heavy industrial districts are to ensure that they are a safe distance away from residential districts and do not become eyesores to the community.

Higher fences around these properties will help further those interests.

Higher fences also provide better safety and security for both the property owners and the public. A fence that is 8 feet tall or shorter can easily be scaled. An additional 2 feet can add much greater security to these local businesses. Businesses located in heavy industrial districts, like my own, have heavy equipment that can be dangerous to the general public and trespassers. These businesses also have high dollar equipment, and the property owners would benefit from the added security of a higher fence.

This proposal will not affect many properties within the Marshalltown city limits. It only affects those properties that are zoned as M-2 heavy industrial. It will protect the property of those who own heavy industrial zoned lots, add to the safety of the community, and it will not affect the aesthetics of the Marshalltown Community.



Jeremy Adkins
Top Notch Tree Service
2101 E. Nevada St.
Marshalltown, IA 50158

Research in support of this proposal:

The Zoning Ordinance for Fort Dodge, IA requires property located within Light Industrial districts to maintain fences of at least 6 feet in height (no maximum height limitation) if they are storing items outside. *Fort Dodge Zoning Ordinance 17.07.13(B)(6)*. The provisions for Heavy Industrial zoning districts contain no limitation on fence height. *Fort Dodge Zoning Ordinance 17.07.14*.

The Zoning Ordinance for Ames, IA lists height requirements for fences located within the city, but specifically exempts General Industrial and Planned Industrial zoning districts from those regulations. *Ames Zoning Ordinance 29.408(2)*. The Article relating to Industrial Districts does not mention restrictions on fence height. *Ames Zoning Ordinance 29.900 et seq.*

The Zoning Ordinance for Des Moines, IA requires M-2 Heavy Industrial properties that adjoin residential property to install and maintain walls, fences, or other screens at least 6 feet in height between their property and the residential property (no maximum height limitation). *Des Moines Municipal Code Sec. 134-1127*.

