1. Agenda

    Documents:

        AGENDA.PDF

2. Supporting Meeting Documents

    Documents:

        2014 ATTENDANCE.PDF
        2015 MEETING SCHEDULE.PDF
        MEMO.PDF
        MINUTES.PDF
        REZONING MAP.PDF
        TIF FUTURE LAND USE MAP.PDF
        TIF RESOLUTION.PDF

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, January 15, 2015– 5:30 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair	Angela Lins-Eich
Sharon Greer, Vice-Chair	Fauna Nord
Tammy Lawson,	Steve Valbracht
Keith Bloomquist	

Roll Call Start: Boston

Business:

1. Review and approval of the minutes from 10-30-14
2. Resolution to Amend TIF District #2
3. Recommendation on Special Use Permit
    a. 306 South 17th Ave – Garling Construction Office
4. Initial Discussion on Rezoning
    a. 107 West Linn Street – Farmers Savings Bank
5. 2014 Attendance and 2015 Proposed Schedule

http://ci.marshalltown.ia.us/meetings/view/MeetingID/1155

Date posted: 1/8/15

2014 Planning & Zoning Commission

Date	Meeting Held	Boston	Greer	Lawson	Chaplin-Eich	Valbracht	Nord	Vacant/ Bloomquist	Number Present	Number Expected	% Present	
2/16/2014	Yes	1	1	1	1	0	1	0	5	6	83.33%	9
3/20/2014	Yes	1	0	1	1	1	1	0	5	6	83.33%	
3/27/2014	Yes	1	0	1	1	1	1	1	6	7	85.71%	
4/17/2014	Yes	1	1	0	1	1	1	1	6	7	85.71%	
5/1/2014	Yes	1	1	1	0	1	0	0	4	7	57.14%	
7/31/2014	Yes	1	1	1	1	1	0	1	6	7	85.71%	
8/14/2014	Yes	1	1	1	0	0	1	1	5	7	71.43%	
10/16/2014	Yes	1	1	1	0	1	1	1	6	7	85.71%	
10/30/2014	Yes	1	0	0	1	1	0	1	4	7	57.14%	
# Attended		9	6	7	6	7	6	6				
% Attended		100.0%	66.7%	77.8%	66.7%	77.8%	66.7%	85.7%				

2014 Board of Adjustment											
Date	Meeting Held	Eaton	Hitchins	Miller	Schulze	Welker/Vacant	Number Present	Number Expected	% Present		
2/18/2014	Yes	1	1	0	1	1	4	5	80.00%		9
5/6/2014	Yes	1	1	1	1	1	5	5	100.00%		
6/3/2014	Yes	1	1	1	1	0	4	5	80.00%		
8/5/2014	Yes	1	1	1	0	1	4	5	80.00%		
8/19/2014	Yes	1	1	1	1	0	4	4	100.00%		
9/16/2014	Yes	1	1	1	0	0	3	4	75.00%		
10/21/2014	Yes	1	1	1	0	0	3	4	75.00%		
11/4/2014	Yes	1	1	1	1	0	4	4	100.00%		
12/16/2014	Yes	1	1	1	1	0	4	4	100.00%		
# Attended		9	9	8	6	3					
% Attended		100.00%	100.00%	88.89%	66.67%	75.00%					

2015 Calendar
Plan & Zoning Commission
10 W. State St.

Deadline	PZ Meeting Dates
January 8, 2015	January 15, 2015
January 22, 2015	January 29, 2015
February 5, 2015	February 12, 2015
February 19, 2015	February 26, 2015
March 5, 2015	March 12, 2015
March 19, 2015	March 26, 2015
April 9, 2015	April 16, 2015
April 23, 2015	April 30, 2015
May 7, 2015	May 14, 2015
May 21, 2015	May 28, 2015
June 4, 2015	June 11, 2015
June 18, 2015	June 25, 2015
July 2, 2015	July 9, 2015
July 16, 2015	July 23, 2015
August 6, 2015	August 13, 2015
August 20, 2015	August 27, 2015
September 3, 2015	September 10, 2015
September 17, 2015	September 24, 2015
October 1, 2015	October 8, 2015
October 15, 2015	October 22, 2015
November 5, 2015	November 12, 2015
December 3, 2015	December 10, 2015

2015 Calendar
Board of Adjustment
Special Use Permits

Meetings are held at **5:00pm** at City Hall in the Council Chambers

Deadline	P&Z Meeting Date	BOA Meeting Date
December 16, 2014	January 15, 2015	January 6, 2015
December 30, 2014	January 29, 2015	January 20, 2015
January 13, 2015	February 12, 2015	February 3, 2015
January 27, 2015	February 26, 2015	February 17, 2015
February 10, 2015	March 12, 2015	March 3, 2015
February 24, 2015	March 26, 2015	March 17, 2015
March 17, 2015	April 16, 2015	April 7, 2015
March 31, 2015	April 30, 2015	April 21, 2015
April 14, 2015	May 14, 2015	May 5, 2015
April 28, 2015	May 28, 2015	May 19, 2015
May 12, 2015	June 11, 2015	June 2, 2015
May 26, 2015	June 25, 2015	June 16, 2015
June 16, 2015	July 9, 2015	July 7, 2015
June 30, 2015	July 23, 2015	July 21, 2015
July 14, 2015	August 13, 2015	August 4, 2015
July 28, 2015	August 27, 2015	August 18, 2015
August 11, 2015	September 10, 2015	September 1, 2015
August 25, 2015	September 24, 2015	September 15, 2015
September 15, 2015	October 8, 2015	October 6, 2015
September 29, 2015	October 22, 2015	October 20, 2015
October 13, 2015	November 12, 2015	November 3, 2015
October 27, 2015	December 10, 2015	November 17, 2015
November 10, 2015	December 10, 2015	December 1, 2015
November 24, 2015	December 10, 2015	December 15, 2015

2015 Calendar
Board of Adjustment
Variance & Home Occupation Special Uses

24 N. Center Street

Deadline	BOA Meeting Date
December 16, 2014	January 6, 2015
You can switch	January 20, 2015
January 13, 2015	February 3, 2015
January 27, 2015	February 17, 2015
February 10, 2015	March 3, 2015
February 24, 2015	March 17, 2015
March 17, 2015	April 7, 2015
March 31, 2015	April 21, 2015
April 14, 2015	May 5, 2015
April 28, 2015	May 19, 2015
May 12, 2015	June 2, 2015
May 26, 2015	June 16, 2015
June 16, 2015	July 7, 2015
June 30, 2015	July 21, 2015
July 14, 2015	August 4, 2015
July 28, 2015	August 18, 2015
August 11, 2015	September 1, 2015
August 25, 2015	September 15, 2015
September 15, 2015	October 6, 2015
September 29, 2015	October 20, 2015
October 13, 2015	November 3, 2015
October 27, 2015	November 17, 2015
November 10, 2015	December 1, 2015
November 24, 2015	December 15, 2015

Memorandum

To: Plan & Zoning Commission

From: Stephen Troskey – City Planner

Date: October 23, 2017

Re: **January 15th, 2015 Meeting**

Resolution on TIF District #2 Expansion

The City is seeking to expand TIF District #2 in order to secure a Midwest Manufacturing construction facility along the west side of 18th Avenue. State law requires all expansions of TIF districts to be in conformance with the future land use plan of the Comprehensive Plan. I have included the Future Land Use Plan from the 2030 Comp Plan in your packet. The proposed facility will be built in a Heavy Industrial Zone. The Future Land Use Map shows this entire area as industrial so the proposed expansion would conform to our plans. This Resolution would be sent to the City Council for final approval. Staff recommends approval of the resolution.

Recommendation on Special Use Permit – 306 South 17th Ave.

Garling Construction has applied for a Special Use Permit to operate a construction company office from this property. It has been an office facility for many years but because Special Use Permits are not transferable any new owner must apply for a permit. Staff recommends approval of this application.

Rezoning – 107 West Linn Street

Jerrod Leffler from Farmers Savings Bank has applied to rezone this parcel. A potential rezoning of this area was discussed at a previous meeting and the Commission did not have any objections at that time. In your packet is a map showing this area and this property is marked with an "X". Staff would recommend rezoning the entire block to CBD as there is reason to believe the existing houses will be torn down eventually for church and business uses.

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

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
JANUARY 15, 2015

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

Members Present:
Keith Bloomquist
Jon Boston, Chair
Moon Chaplin-Eich
Tammy Lawson
Fauna Nord

Members Absent
Stephen Valbracht
Sharon Greer, Vice-Chair

1. Review and approval of minutes from 10-30-14

Approved as distributed.

2. Resolution to amend TIF District #2

Tom Deimerly was present to describe this resolution. The City is seeking to expand TIF District #2 for purposes of economic development. As part of the expansion a resolution from the Plan & Zoning Commission is required ensuring compliance with the 2030 Comprehensive Plan. Troskey said the area in question is designated for industrial uses so the TIF District expansion would be appropriate. NO questions from the Commission.

Motion to approve: Chaplin-Eich **2nd:** Lawson
Motion Approved: 5-0

3. Recommendation on Special Use Permit - 306 S 17th Ave

Charlie Datterman from Garling Construction was present to describe this application. They seek to open an office in an R4 district which requires a Special Use Permit. The previous use was also a construction company office. Boston said this was similar to the old use approval would be appropriate. No questions from the Commission.

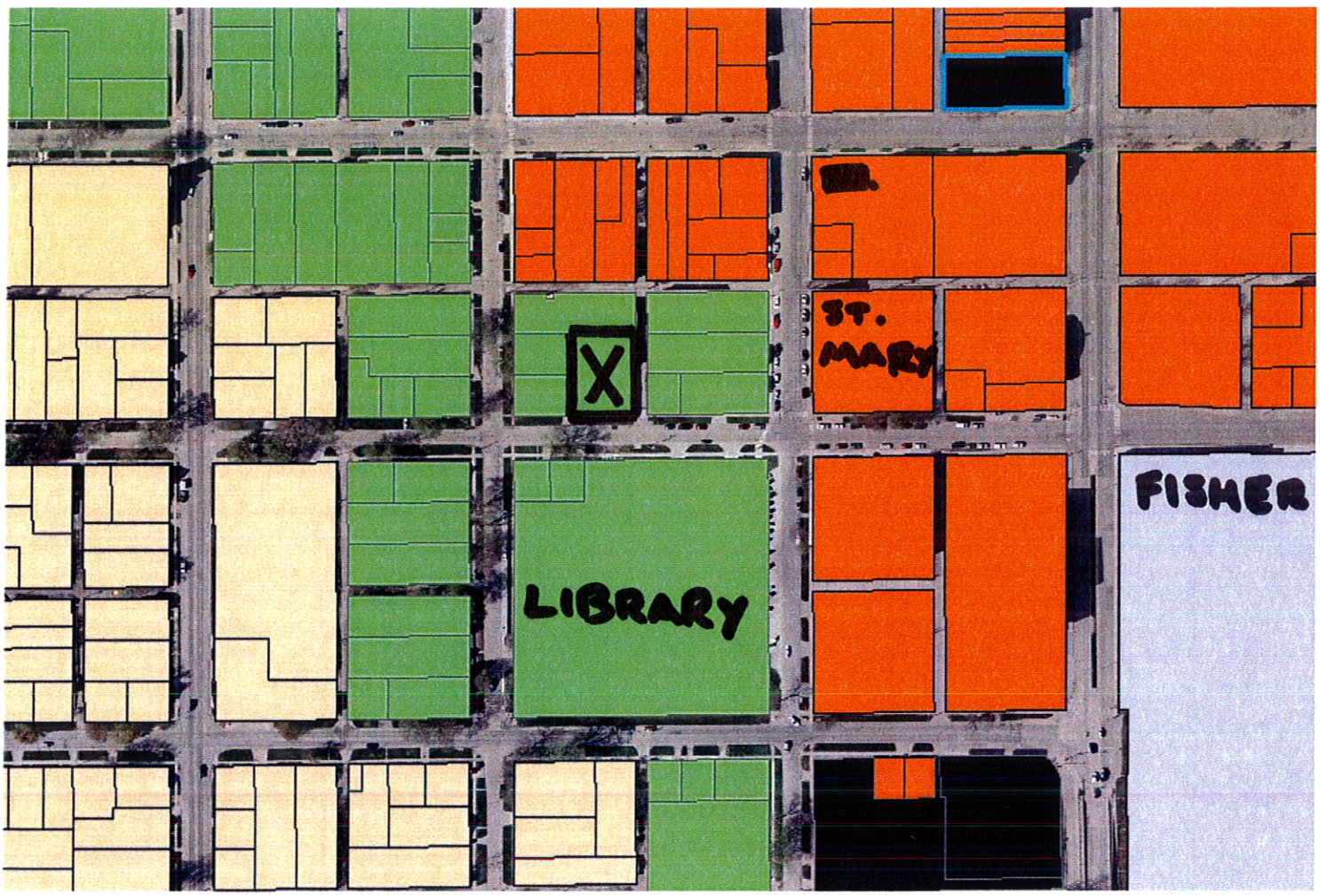
Motion to approve: Nord **2nd:** Bloomquist
Motion approved: 5-0

4. Rezoning - 107 West Linn St.

Jerrod Leffler from Farmer's Bank was present to describe this application. They seek to rezone this property from R4 to CBD. The Commission asked about the neighboring properties and Leffler said he spoke with all of them and they were not opposed to the rezoning. Boston asked Troskey to send a letter informing the owners of the single family houses on this block of the potential rezoning. Chaplin-Eich said this was a good idea because it was adjacent to downtown and across from the library. A Public Hearing for this matter is set for January 29th, 2015.

With no further business the Commission adjourned.

Respectfully submitted,
Stephen Troskey, City Planner

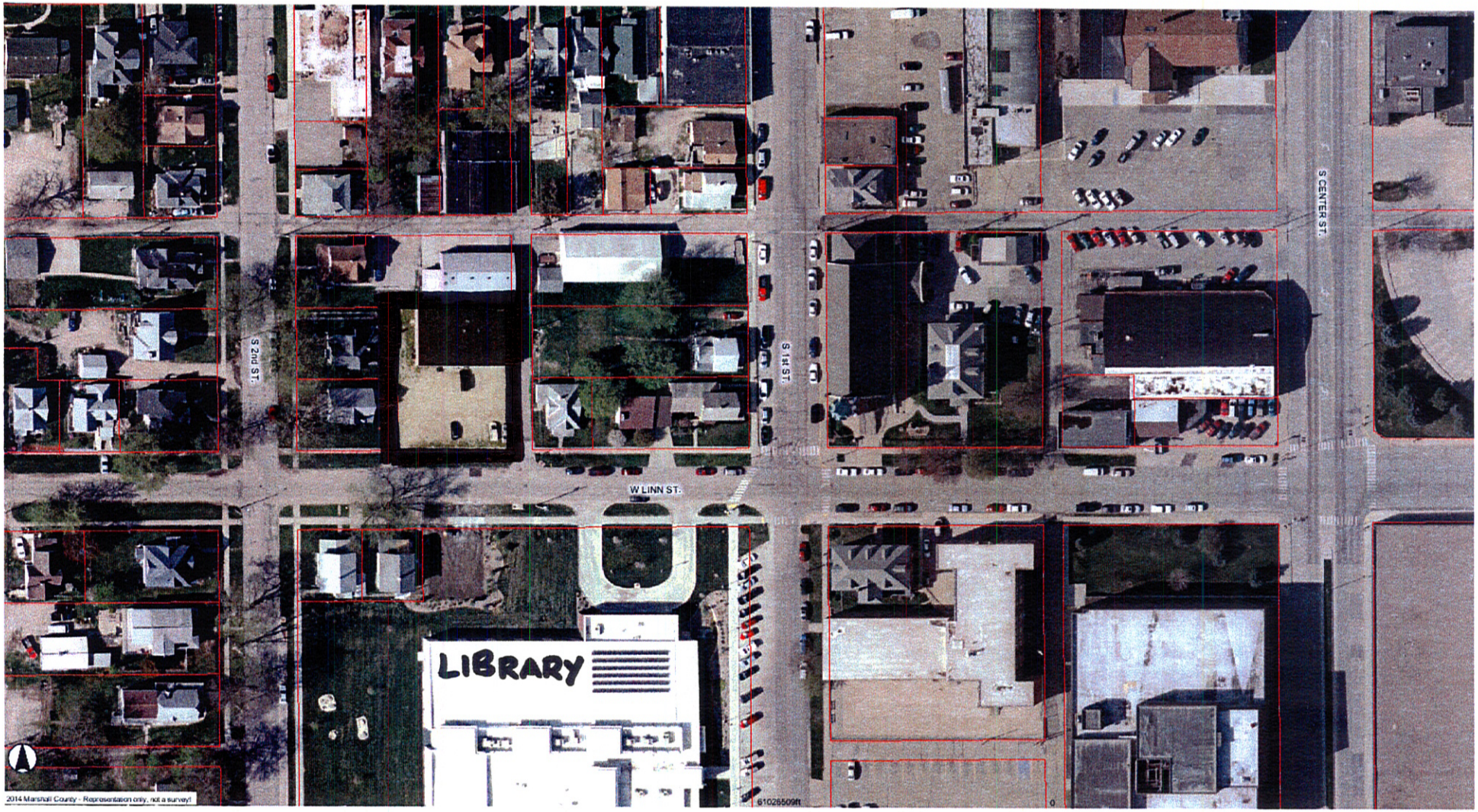


R4 MEDIUM DENSITY RESIDENTIAL

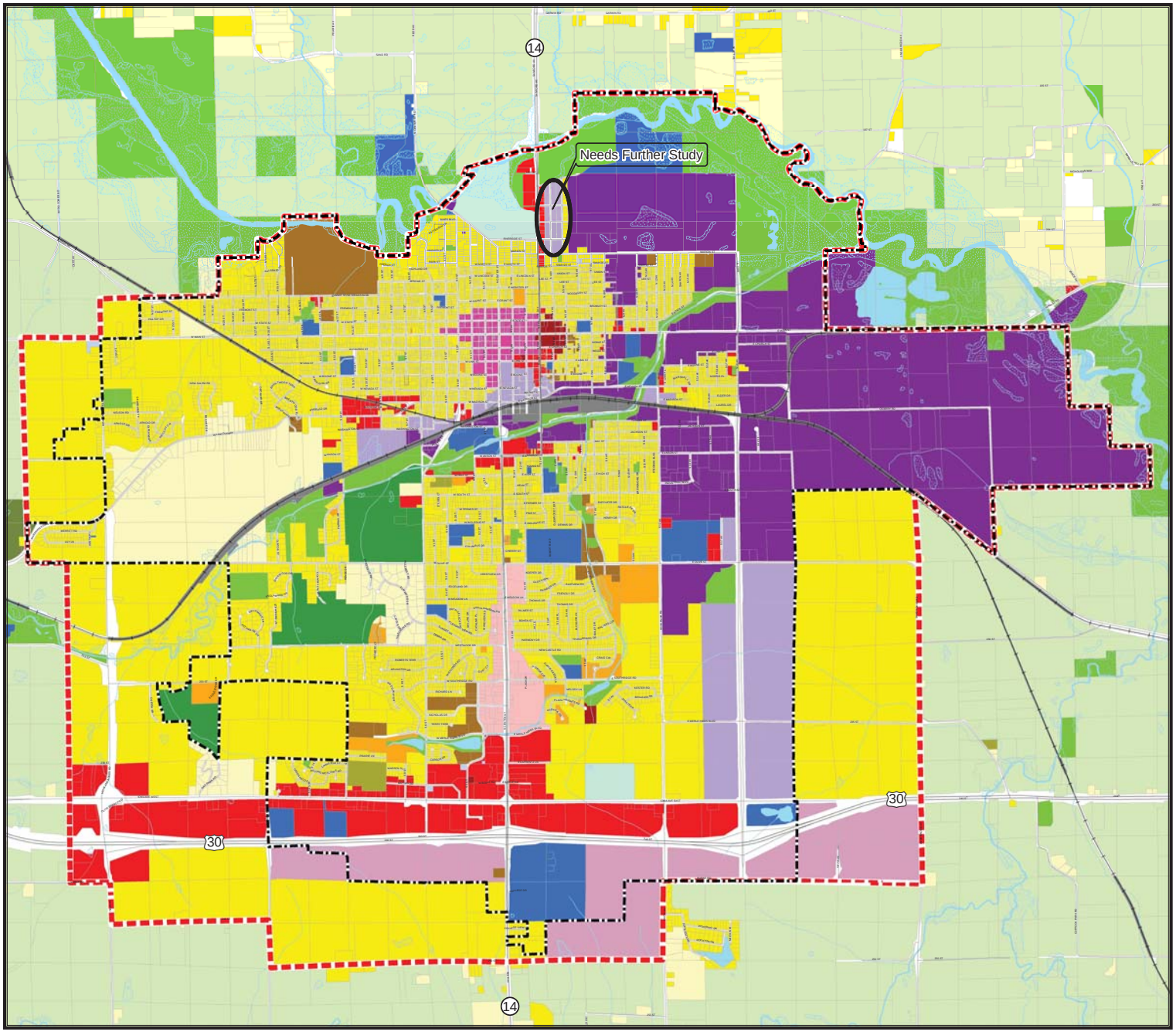
CBD

R3 MEDIUM DENSITY RESIDENTIAL

N


S 2nd ST.
S 1st ST.
S CENTER ST.
W LINN ST.
LIBRARY
2014 Marshall County - Representation only, not a survey!
61026509ft
0

N



the City of Marshalltown

Planned Future Land Use

2012 Comprehensive Plan

N
W E
S

0.6 0 0.6 Miles

- City Limit
- Planning Boundary
- Highway
- Local Street
- Railroad
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Medical
- Commercial
- Downtown Mixed Use
- Mixed Use
- Business Park
- Light Industrial
- Heavy Industrial
- Utility
- Public/Semi-Public
- Agricultural
- Cemetery
- Park/Open Space
- Golf Course
- Landfill
- Railroad
- Open Water

Draft

October 11, 2012

Stantec

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RESOLUTION CONFIRMING COMFORMITY OF TIF DISTRICT NUMBER 2 EXPANSION TO 2030 COMPREHENSIVE PLAN

WHEREAS the City of Marshalltown seeks to expand TIF District Number 2 for the purposes of economic development, and

WHEREAS the 2030 Comprehensive Plan Future Land Use Plan indicates the entirely of the proposed expansion area to be an Industrial Zoning classification, and

WHEREAS The Plan & Zoning Commission has reviewed the proposed expansion plan for conformity with the 2030 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MARSHALLTOWN, IOWA:

Section 1. The proposed expansion of TIF District Number 2 conforms to the 2030 Comprehensive Plan Future Land Use Plan.

Passed this 15th day of January 2015 and signed this ____ day of _____ 2015.

CITY OF MARSHALLTOWN

_____
Jon Boston, Chair,
Plan & Zoning Commission

ATTEST:

_____
SHARI L. COUGHENOUR, City Clerk