

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[114 N CENTER REZONING APPLICATION.PDF](#)

[114 N CENTER REZONING MAP.PDF](#)

[MINUTES.PDF](#)

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, May 1, 2014– 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: Bloomquist

Business:

1. Review and approval of the minutes from 04-17-14
2. Public Hearing - Rezoning – 114 North Center Street

Meeting information can be found at: <http://www.ci.marshalltown.ia.us/meetings/view/MeetingID/1082>

Date posted: 4/24/14

Date Submitted & Fee Paid: 4-9-14

Rezoning Application Form

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-752-3154 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.

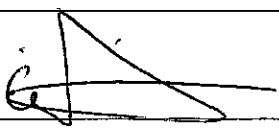
X

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.

X

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: <u>114 North center St</u>	
Owner: <u>Zayn Properties (Gulshan Abbas)</u>	
Mailing Address: <u>114 N center St Marshalltown IA 50158</u>	
Phone: <u>319-231-1448</u>	Fax:
Current Zoning Classification: <u>R4</u>	
Current Use: <u>RETAIL / APARTMENTS</u>	
Proposed Zoning Classification: <u>CBD</u>	
Proposed Use: <u>Resturant & IA wireless</u> <u>Zayn504@hotmail.com</u>	
Please list the uses of surrounding properties: <u>NORTH - R4</u> <u>SOUTH - CBD</u> <u>EAST & WEST - R4</u>	
Signature and Date: 	



 **R4 Medium
Density
Residential**

 **CBD Central
Business District**

Before Rezoning



**R4 Medium
Density
Residential**



**CBD Central
Business District**

After Rezoning

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
MAY 1, 2014

Call to order: 5:30 PM
Adjournment 5:45 PM

Members Present:
Jon Boston , Chair
Sharon Greer, Vice-Chair
Tammy Lawson
Stephen Valbracht

Members Absent
Keith Bloomquist
Angela Lins-Eich
Fauna Nord

1. Review and approval of minutes from 04-17-14

Approved as distributed.

2. Rezoning - 114 N Center St

The owner was present to describe this rezoning application. Currently the property is R4 Medium Density Residential and they want to be rezoned to CBD Central Business District to expand their retail operations. The property is legal non-conforming, which means the existing retail may not expand within the current zoning district. Rezoning would remove two residential rental units; a total of four would remain. Motion to approve rezoning as presented

Motion to approve: Valbracht 2nd: Greer

Motion Approved : 4-0

With no further business the Commission adjourned.

Respectfully submitted,
Stephen Troskey, City Planner