

1. Agenda

Documents:

[AGENDA.PDF](#)

2. Supporting Meeting Documents

Documents:

[COLOR PALETTE.PDF](#)

[MEMO.PDF](#)

[MINUTES.PDF](#)

[REZONING APPLICATION.PDF](#)

Notice of Public Meeting  
Plan & Zoning Commission – AGENDA  
Agenda for Thursday, March 20, 2014– 5:30 PM  
City Hall, Council Chambers  
10 West State Street, Marshalltown

Call to Order:

Committee Members:

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

Roll Call Start: Greer

Business:

1. Review and approval of the minutes from 02-13-14
2. Rezoning – 3901 South Center Street
  - a. Set Public Hearing for 3/27/14
3. Review downtown sign regulations.
  - a. Set Public Hearing for 4/17/14

Meeting information can be found at: <http://www.ci.marshalltown.ia.us/meetings/view/MeetingID/1071>

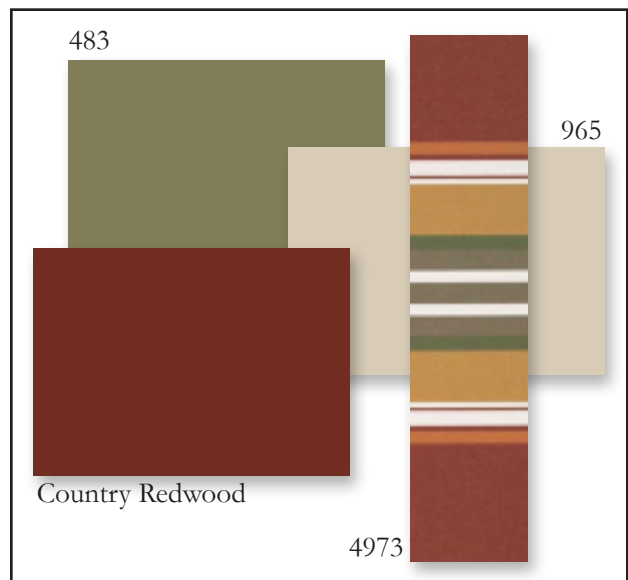
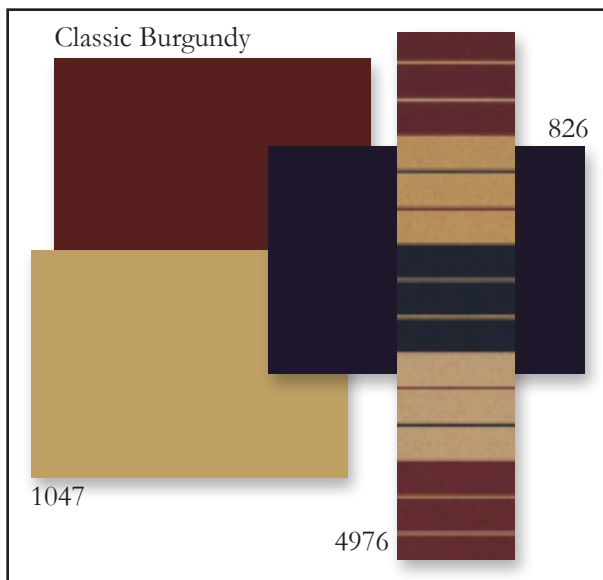
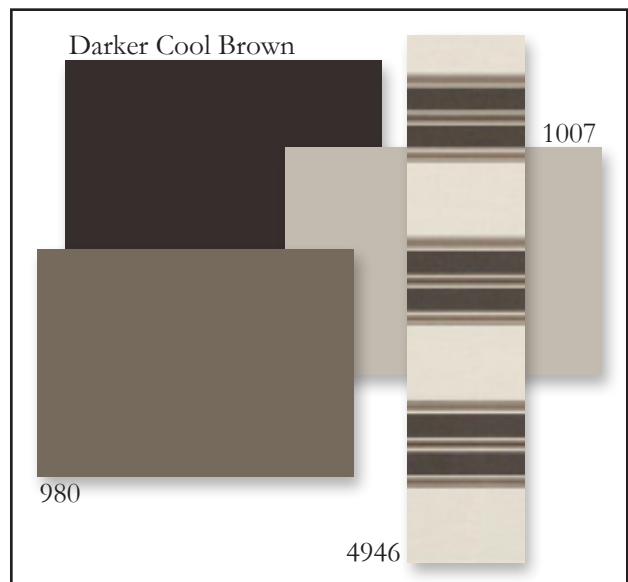
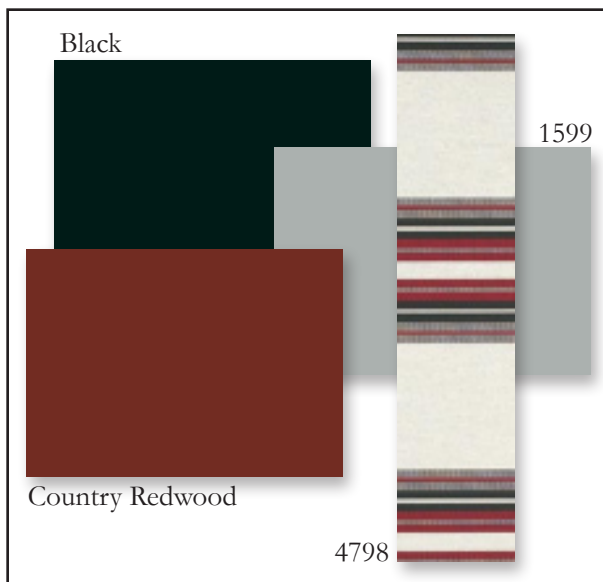
Date posted: 3/14/14

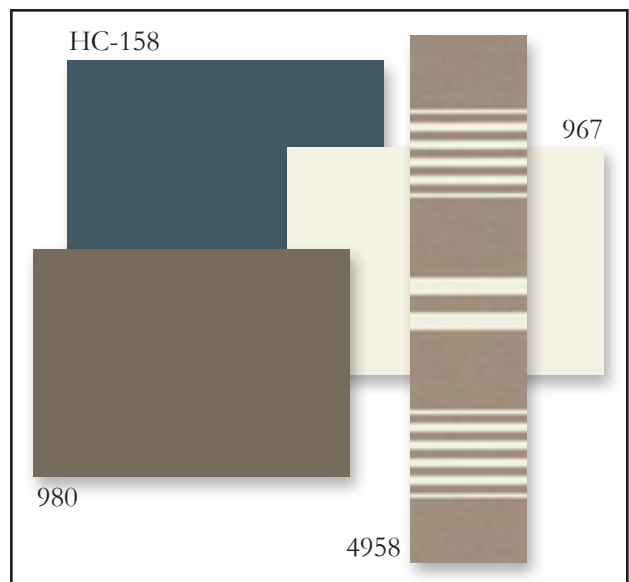
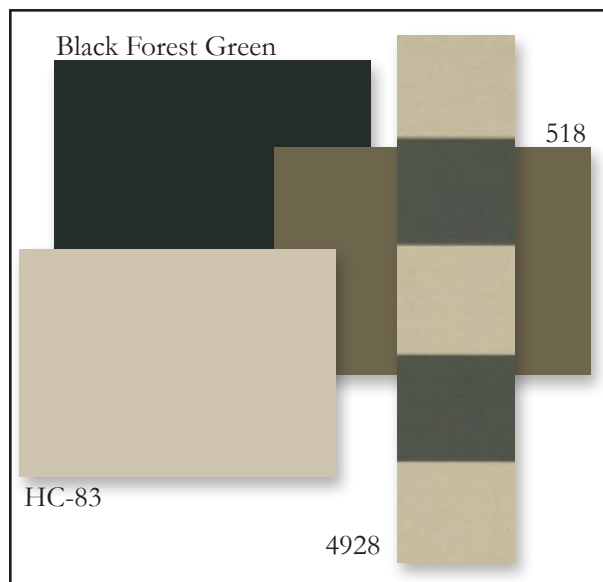
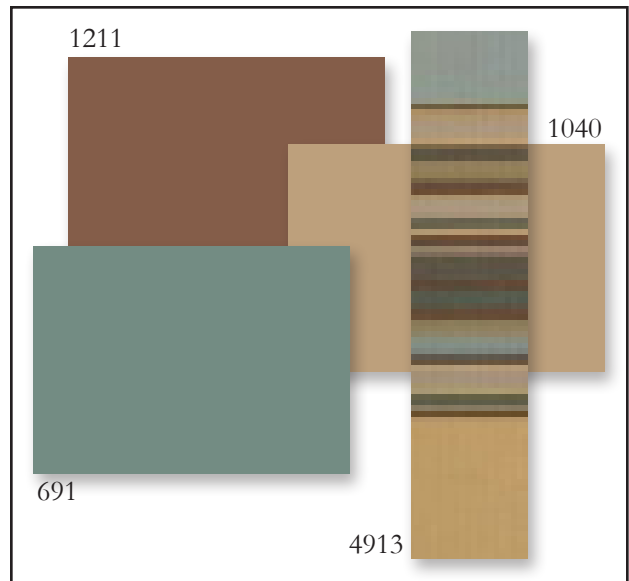
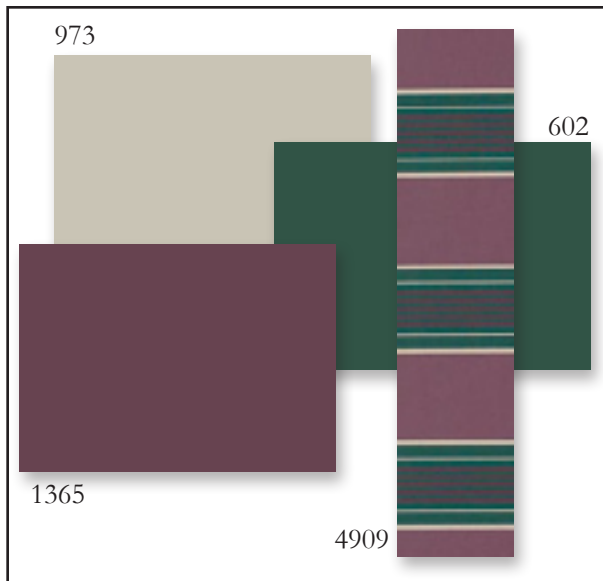
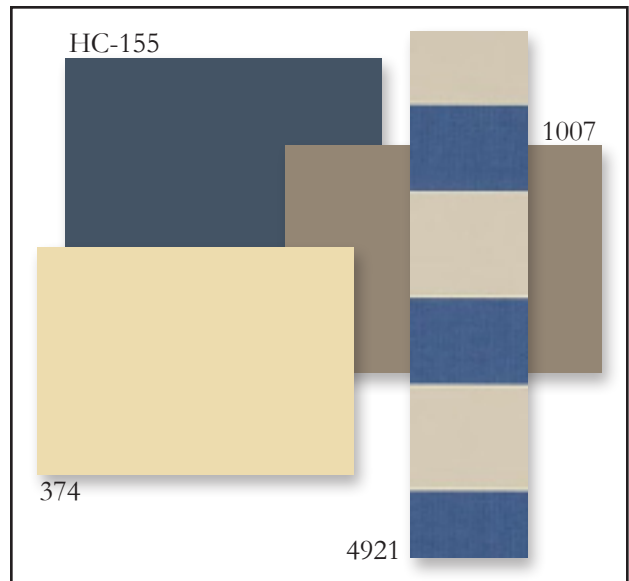
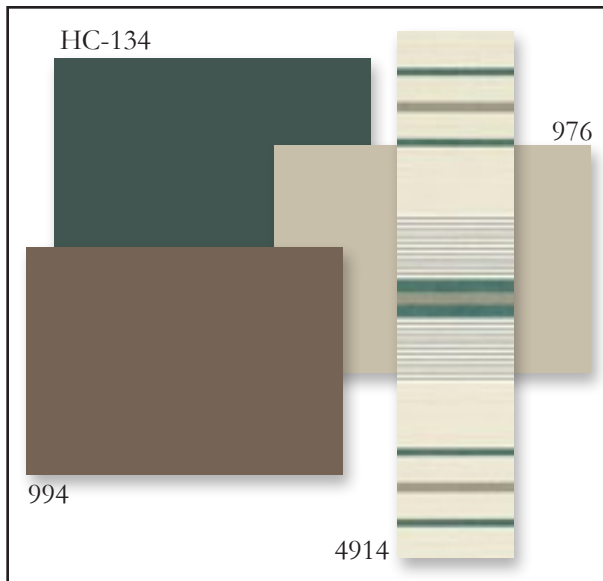
# COLOR SCHEMES

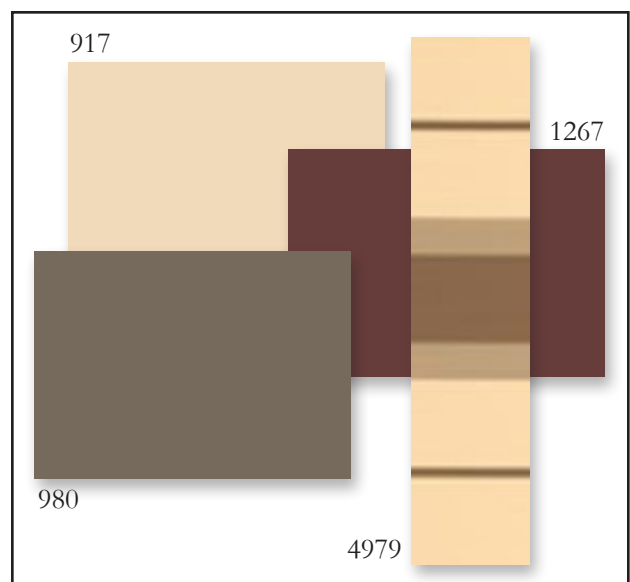
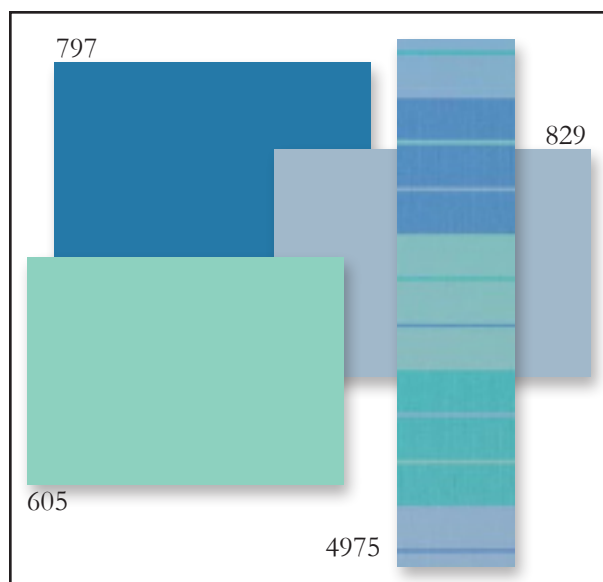
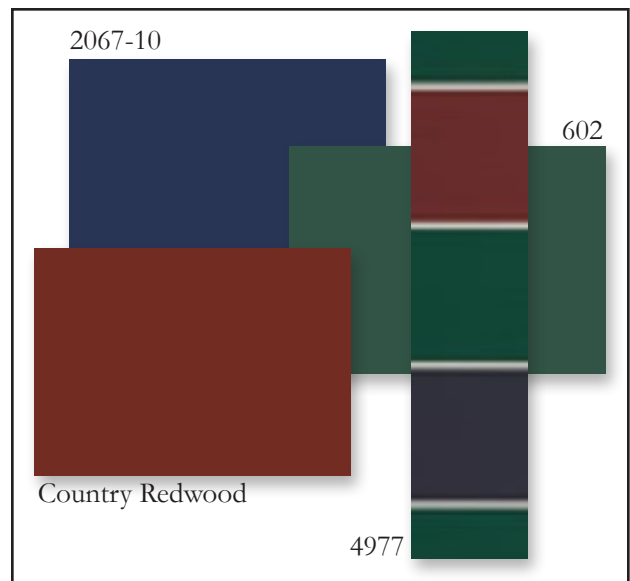
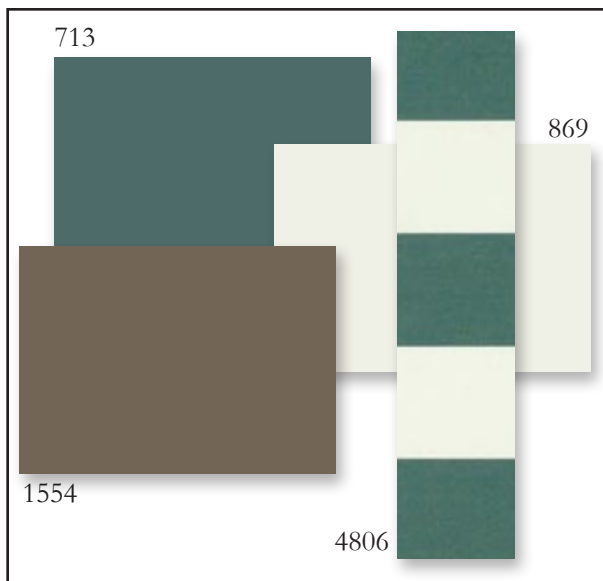
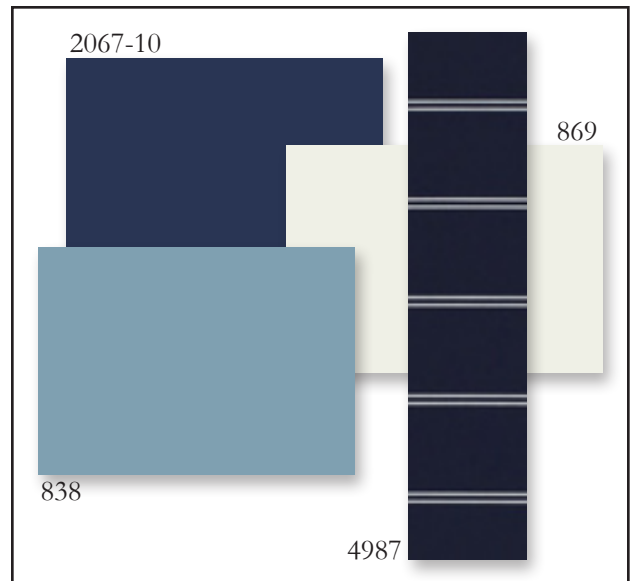
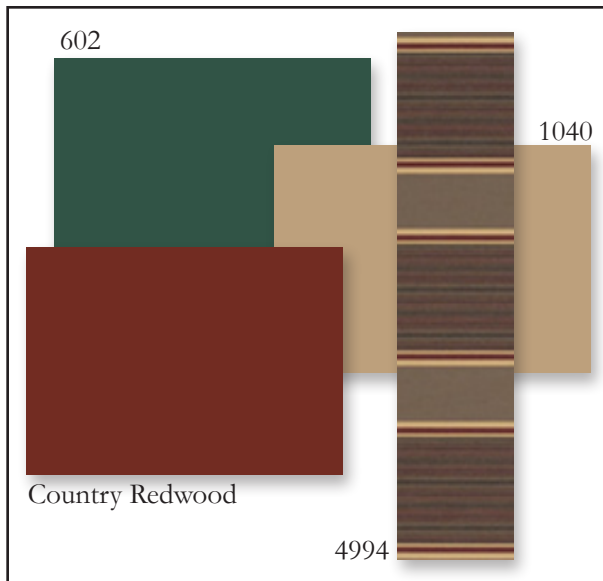
## MAIN STREET IOWA TECHNOTES

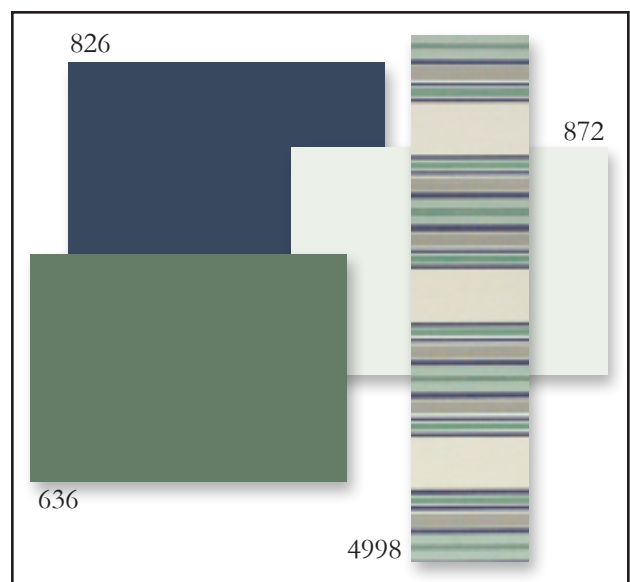
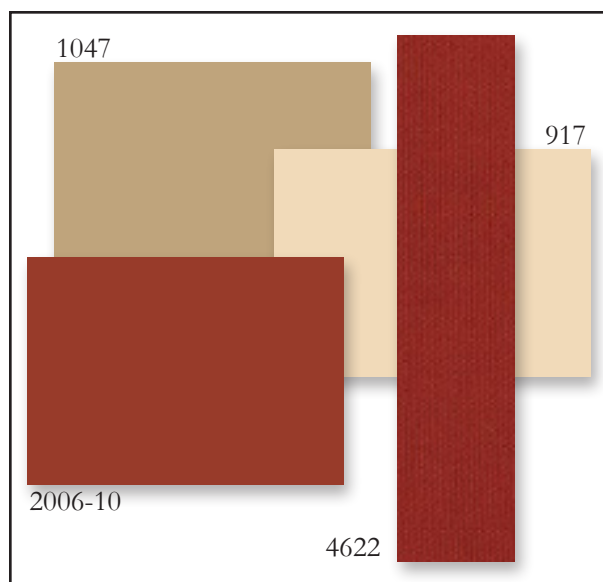
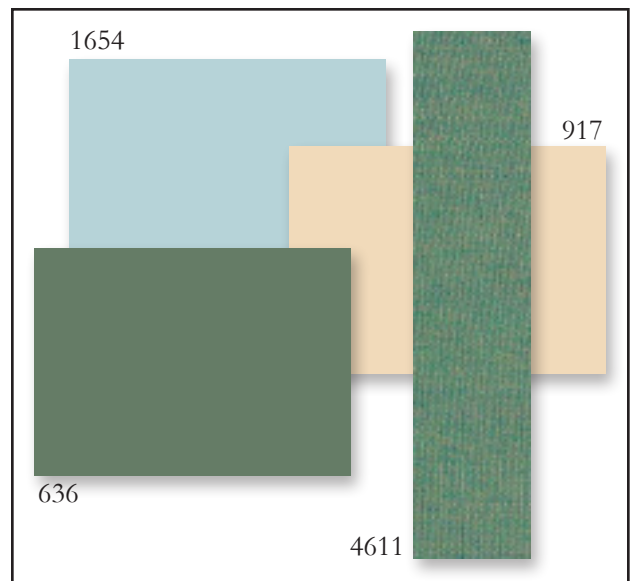
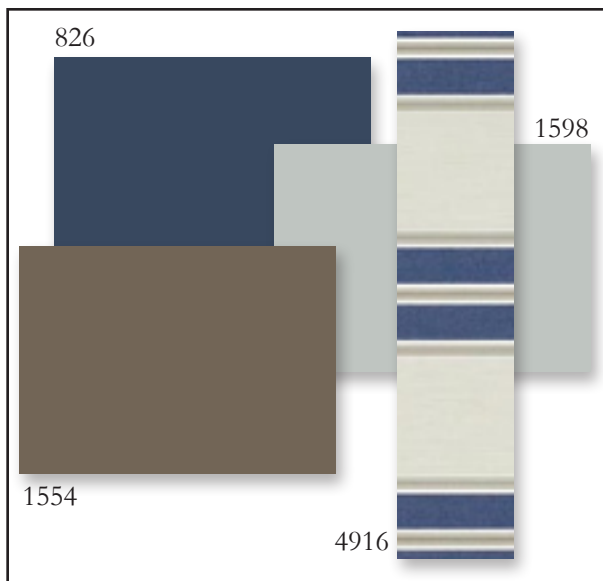
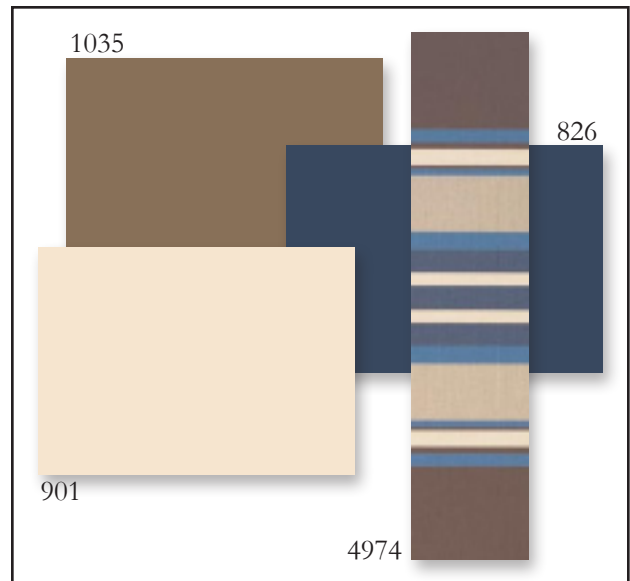
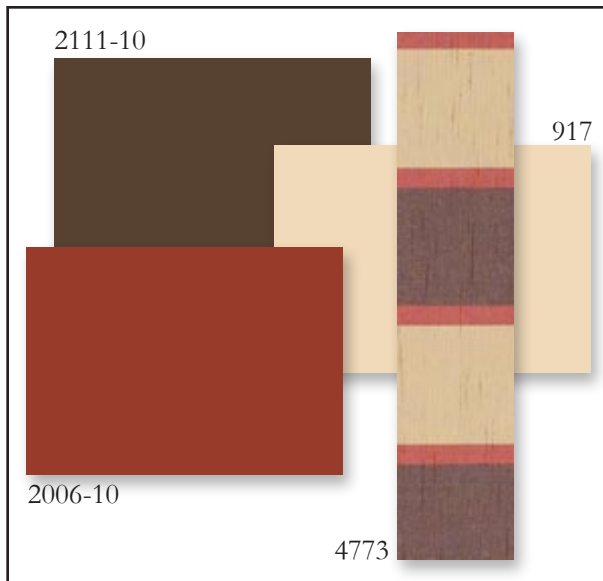
These paint pallets are arranged in suggested color combinations including coordinating awning fabrics. The schemes are intended to show various alternatives and a variety of options that can be used. While three colors are shown in each scheme, it is not necessary to use all three at once. These schemes are not all inclusive, but rather serve as representative examples.

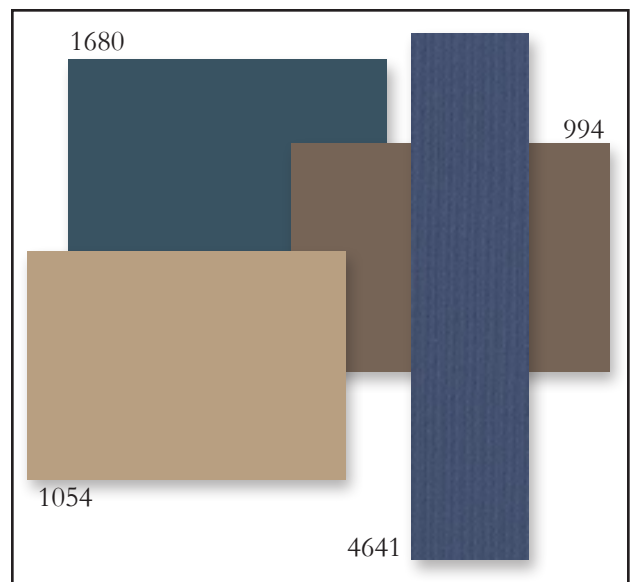
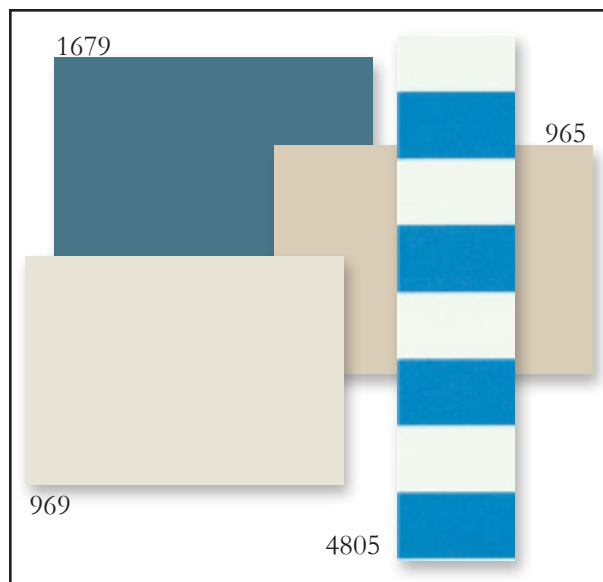
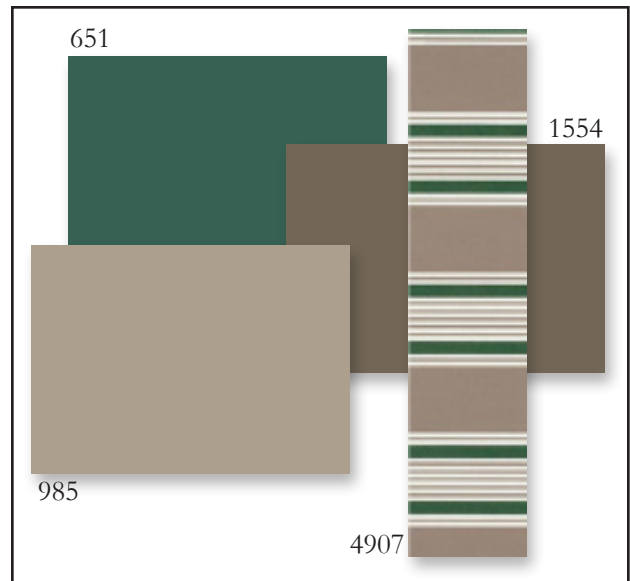
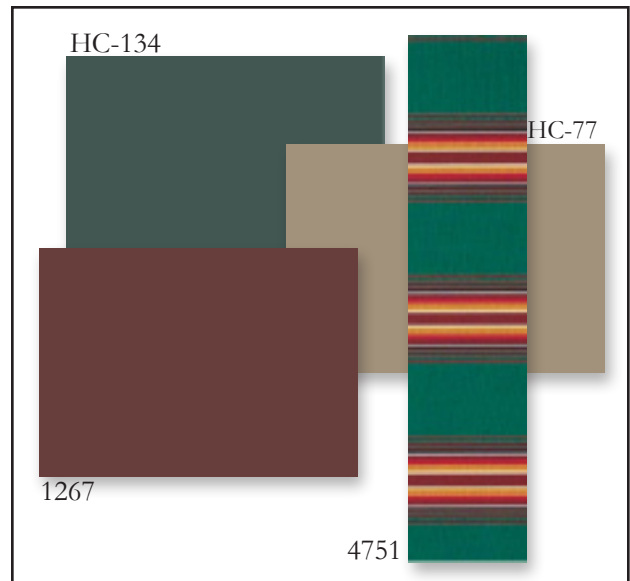
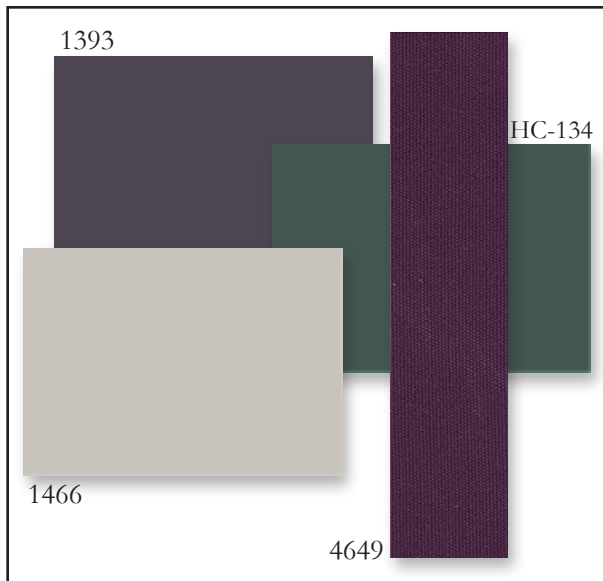
Benjamin Moore brand paint and Sunbrella awning fabrics are shown for reference. Use these colors as a guide in selecting paint available from local suppliers and dealers.

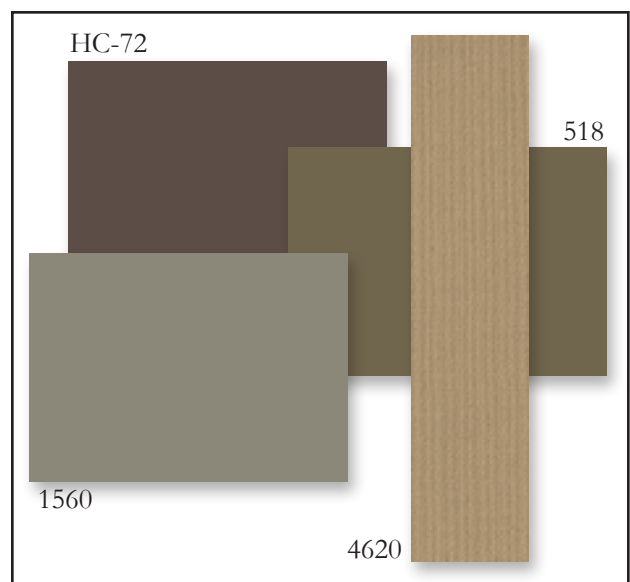
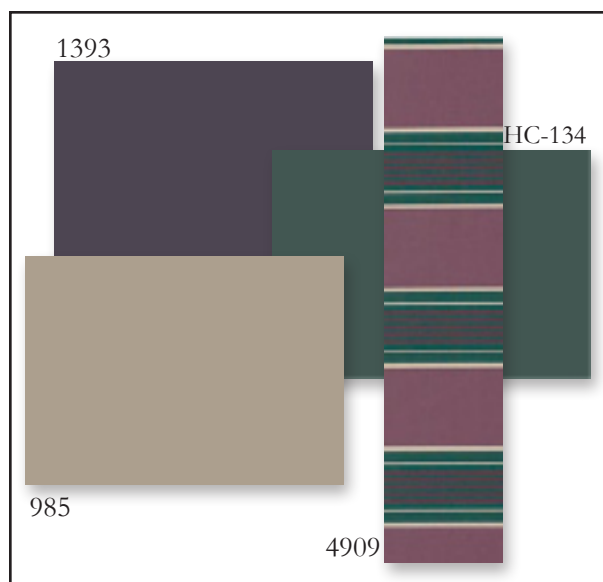
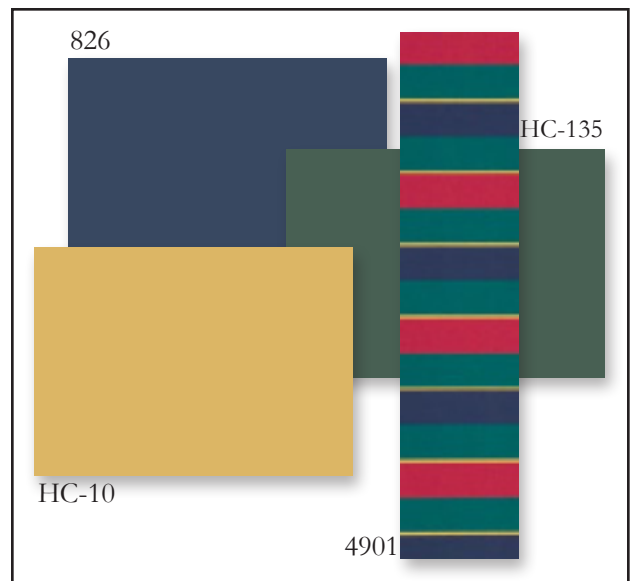
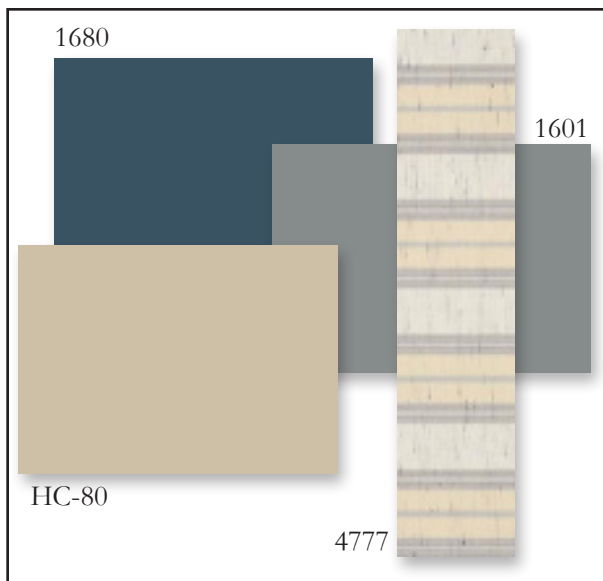
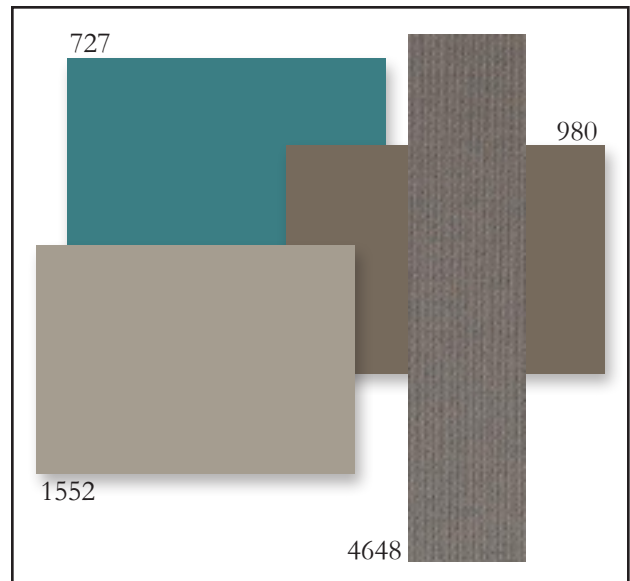
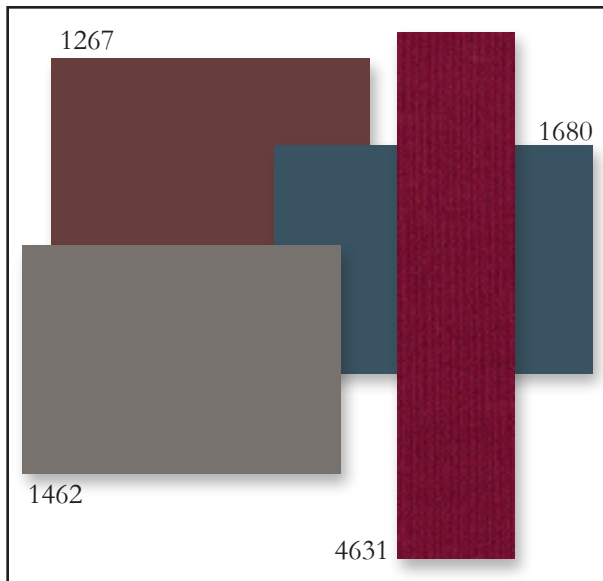












# Memorandum

**To:** Plan & Zoning Commission

**From:** Stephen Troskey – City Planner

**Date:** October 23, 2017

**Re:** **March 13, 2014 Meeting**

## **Rezoning**

New Hope Church is requesting to be rezoned to OP Office Park from R2 Low Density Residential. Religious organizations are allowed in the OP district. They seek the change in part due to the nearby new hospital facility development (which is also OP – see maps) and because the OP district has more generous sign regulations.

New Hope's property is the most southwest parcel along Center Street within the City of Marshalltown and therefore only has one neighbor within City limits, RS Stover, which is also zoned OP. Across Center Street is Marshalltown Community College which is zoned ED Education District.

Staff recommends approval of this rezoning.

I'd ask that you set up a Public Hearing for next Thursday, March 27, 2014, so you can take a vote on the issue and pass it to the City Council.

## **Site Plan Review Board Discussion**

It did not seem there was opposition to staff review of signs (including approving the sign packet as presented) but rather the Commission was opposed to lack of regulations regarding paint colors if the SPRB was eliminated. At the last meeting Jenny Etter with MCBBD said she would gather additional information regarding downtown regulations of other Iowa communities. Included in this packet are suggestions from Main Street Iowa which you can approve in whole or in part.

There are a few options the Commission can consider in regards to the SPRB:

- 1) Keep the Site Plan Review Board intact and make no changes
- 2) Write paint color regulations into code and proceed with administrative review
- 3) Remove paint color regulations

In any event, I would ask that you set up a Public Hearing for April 17<sup>th</sup>, 2014, so you can take a vote on the issue and pass it to the City Council.

I can be reached at [stroskey@ci.marshalltown.ia.us](mailto:stroskey@ci.marshalltown.ia.us) or 641-752-3154.

MINUTES  
MARSHALLTOWN PLAN & ZONING COMMISSION  
MARCH 20, 2014

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

**Members Present:**  
Jon Boston  
Tammy Lawson  
Angela Lins-Eich  
Fauna Nord, Chair  
Stephen Valbracht

**Members Absent**  
Sharon Greer  
Vacant

**1. Review and approval of minutes from 2-13-14**

Approved as distributed.

**2. Rezoning - 3901 S Center St**

Troskey said New Hope Church is seeking to rezone to OP Office Park from R2 Low Density Residential. No questions from the Commission. Motion to set up Public Hearing for 3/27/14.

**Motion to approve:** Nord 2<sup>nd</sup>: Lawson  
**Motion Approved :** 5-0

**3. Review Downtown sign regulations**

Jenny Etter from the MCBF presented color palettes she obtained from Main Street Iowa. Valbracht said the colors should be specific so everyone know what is and is not allowed. Etter suggested the Commission not regulate the colors of signs. Nord said she liked the color palette and said they should be Marshalltown's colors. Boston asked about neon signs. Etter said there are currently neon signs in the downtown and they should not be regulated.

Motion to set up Public Hearing for 4/17/14

**Motion to approve:** Lins-Eich 2<sup>nd</sup>: Lawson  
**Motion Approved :** 5-0

**With no further business the Commission adjourned.**

Respectfully submitted,  
Stephen Troskey, City Planner

Date Submitted & Fee Paid: 2-27-14

## Rezoning Application Form

24 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 <sup>500\$</sup> \$100 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:

3901 South Center Street

Owner:

New Hope Christian Church

Mailing Address:

3901 South Center St. Marshalltown, IA 50158

Phone:

641-752-1612

Fax:

641-752-0255

Current Zoning Classification:

R2

Current Use:

Church

Proposed Zoning Classification:

O.P. Office Park

Proposed Use:

Church

Please list the uses of surrounding properties:

Signature and Date:

Paul Illum 2-27-14

Paul Illum  
p.illum@mchsi.com

641-328-4058