

1. Board Of Adjustment Packet

Documents:

[HOGELAND - ITEM 4.PDF](#)

[HOGELAND PART 1 - ITEM 3.PDF](#)

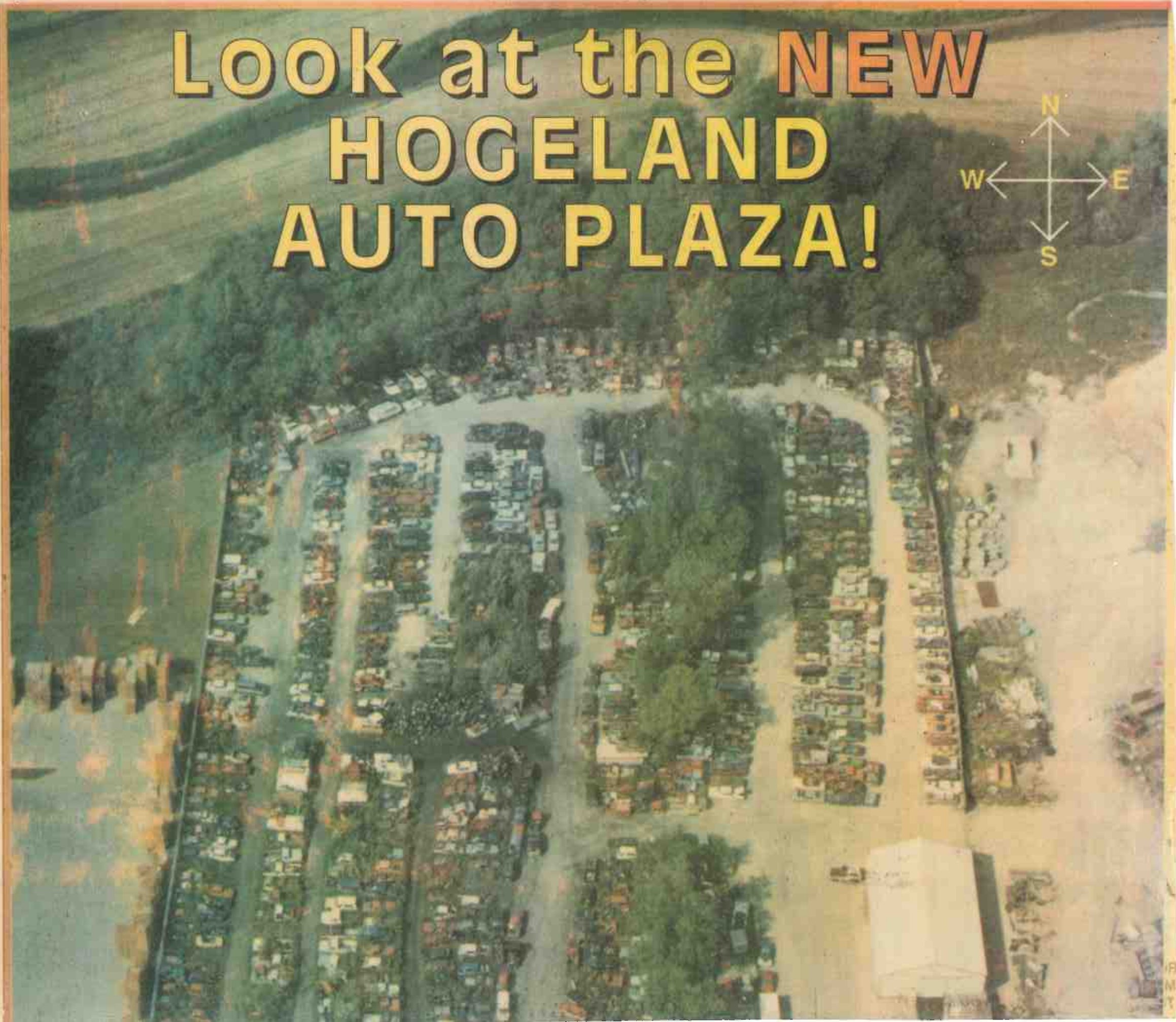
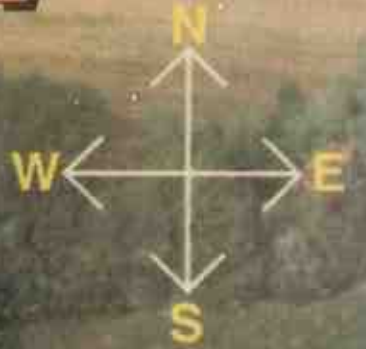
[HOUSING AND COMMUNITY DEVELOPMENT MEMO - ITEM 2.PDF](#)

[VERIZON 2 - ITEM 6.PDF](#)

[VERIZON PART 1 - ITEM 5.PDF](#)

[BOARD OF ADJUSTMENT AGENDA AUGUST 18, 2015 - ITEM 1.PDF](#)

Look at the **NEW** HOGELAND AUTO PLAZA!





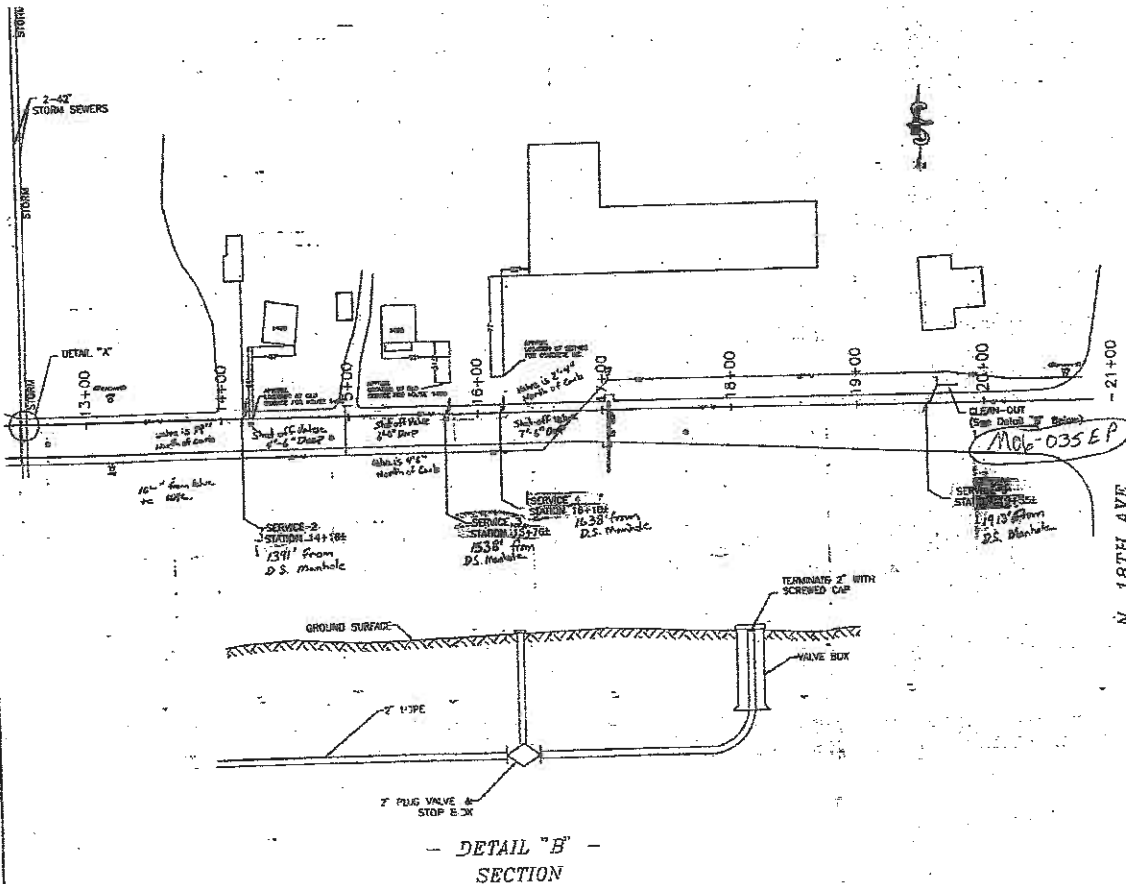
Service Lateral Inventory Image* Report

7/10/2015

3:35 PM

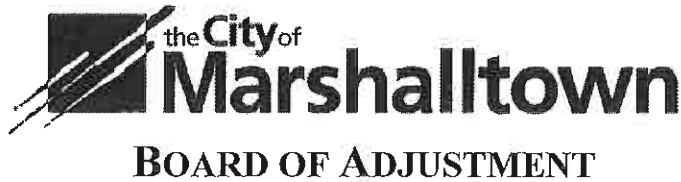
Address: 1406 E MAIN ST
 Gen Location:
 Type: Wye
 Material: HDPE
 US Structure: M06-035EP
 DS Structure:
 Distance From DS Structure: 1,391.0

Lateral No.: 1
 Diameter: 2.0
 Length:
 US Address:
 DS Address: 1212 E MAIN ST
 Depth at Main:



As Built Force Main Drawing

DATE SUBMITTED & FEE PAID: 7/28/15
HEARING DATE: 8/18/15



Special Use & Home Occupation Special Use Permit Application
36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.
- ☒ **Application fee.** A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.
- ☒ **Legal description of the property.** The property owner should have a copy of the legal description of the property. Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description. The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 1406 E Main ST Marshalltown IA 50158

Owner: Lonnie Hogeland SR

Mailing Address: 204 Plaza Heights Rd Marshalltown IA 50158

Phone: 641 750-8854

Email: lonnieSR@Hogelandautoplace.com

Owner's Agent (if applicable):

Agent Address:

Kendra@hogelandautoplace.com

Agent Phone:

Agent Email:

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature:

Date:

LXLE HOGELAND BY: LONNIE HOGELAND SR EX

7-27-15



HOGELAND AUTO PLAZA
& SALVAGE

--24 HOUR TOWING--

1408 E. Main Street
Marshalltown, IA 50158

Office 641-752-0027
Fax 641-752-0002

Lonnie Hogeland, Sr.
Cell: 641-750-8854



www.hogelandautoplaaza.com

July 27, 2015

I, Lonnie Hogeland SR, would like to remove Lyle Hogeland's 1406 E Main St dwelling and in its place put a small, efficiency house. Due to the poor condition of the home, it would not be cost effective to make the necessary repairs to fix the problems the home has. I would like to live in the new home with my 2 young children, Luke age 8 and Levi age 6. We all enjoy our job and we would like to continue Lyle's legacy and live on the premises in a separate house on the business property.

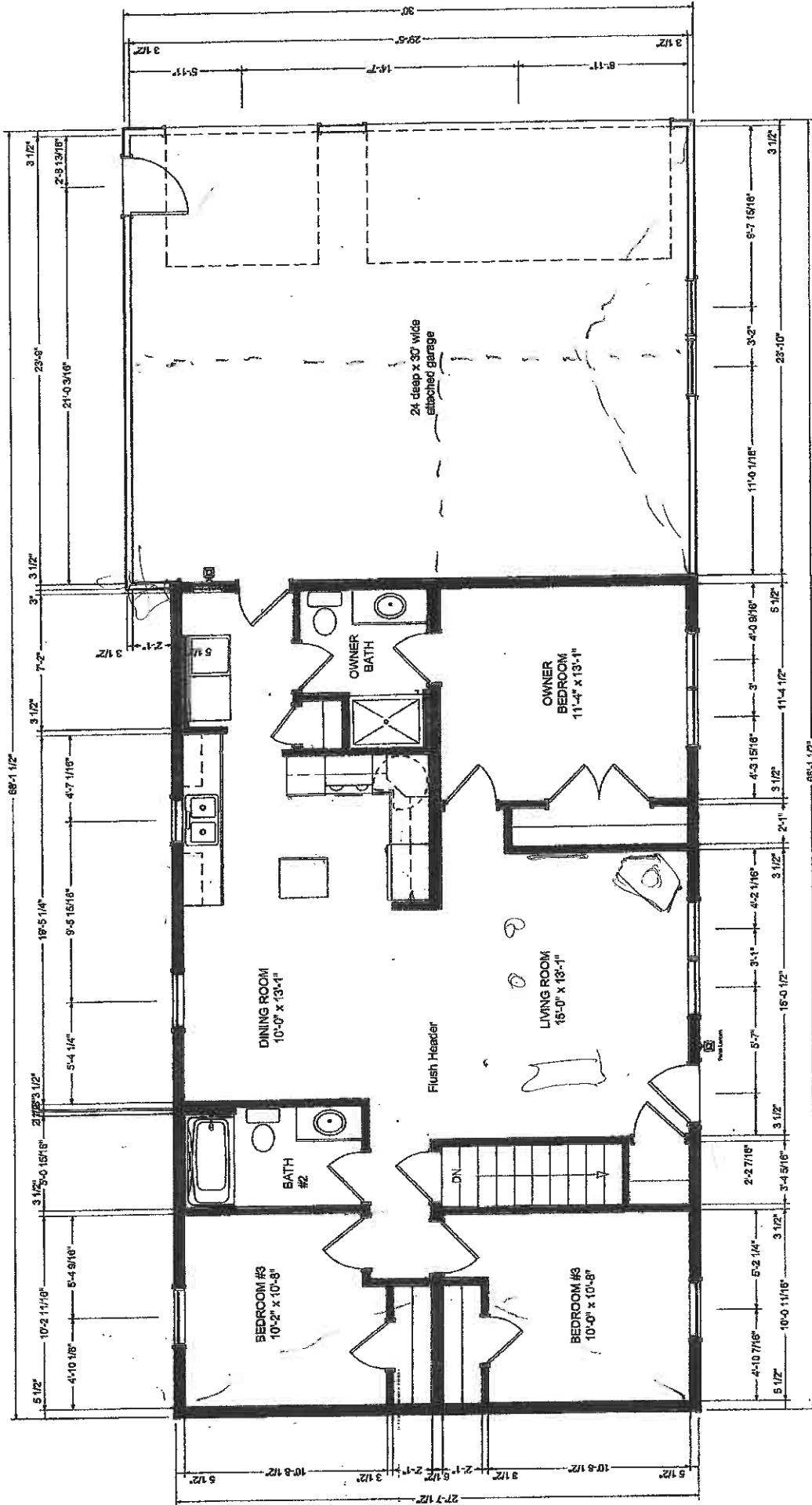
In the building process I would use Griffith Home Builders to build the new home and local contractors for the other work that needs to be done. I would use Con-Struct, Inc. for the demolition of the current home, Bjelland Plumbing for the plumbing of the new home, and Kapaun and Brown for the heating and cooling for the new home.

I have put a lot of thought into what would best fit my housing needs and I feel this would be the best for my job, housing, and personal needs and the needs of my children.

LHogeland Auto Plaza LLC
 1408 E. Main St.
 Marshalltown, IA 50158
www.HogelandAutoPlaza.com
 641-752-0027

1210
 50 ft.

RECEIVED 11:00 AM
 CONFIRM 7-24-15
 1408 E. Main



44'



CHUCK GRIFFITH

1402 Hwy 224 S.
Post Office Box 66
Kellogg, Iowa 50135

POST:

641/526.8579
641/990.9555

CELL:

641/526.3088

FAX:

chuck@griffithhomebuilders.com

RANCH COLLECTION



A SMARTER WAY TO BUILD®



American
HOME

Addendum 1

a. 1

- b. Beginning at a point 36 rods West of the Southeast Corner of Section 25, Township 84 North, Range 18 West of the 5th P. M., Marshall County, Iowa and running thence North 80 rods, thence West 14 rods, thence South 80 rods, thence East 14 rods to place of beginning, EXCEPT Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of 25-84-18, thence East along the North line of said Southeast Quarter of the Southeast Quarter 495 feet; thence continuing East along said Line 231 feet; thence South 350 feet; thence West 85 feet along a line parallel to the North line of the Southeast Quarter of the Southeast Quarter of said Section 25 and 350 feet distant therefrom, thence South 58°41' West 170.9 feet; thence North 438.8 feet to the point of beginning, containing 2.0 acres, more or less, and EXCEPT the South 50 feet thereof; AND The West 131 feet of the West 8 acres of the East 18 acres of The Southeast Quarter of the Southeast Quarter of Section 25, Township 84 North, Range 18 West of the 5th P. M., Marshall County, Iowa EXCEPT The North 350 feet thereof and EXCEPT The South 50 feet thereof. Locally known as 1406-1408 East Main Street, Marshalltown, Iowa. Appraised Value \$224,000.00 (Includes Office/Shop Building, Storage Building and Dwelling House)**



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: Board of Adjustment

FROM: Michelle Spohnheimer, Housing & Community Development Director

Handwritten initials "MS" in black ink.

DATE: August 14, 2015

Special Use Permit – Verizon Wireless – 1308 E. Olive Street (Fair Grounds)

Verizon Wireless is requesting a special use permit to allow the installation of a new wireless communication tower at 1308 E. Olive Street (Central Iowa Fair Grounds). The tower would stand at a total height of 138' which includes the 8' lightning rod. The lease area is 50' x 50' just off of Governor Road in the current grass area as shown on the attached plans. The property is zoned M-1 Light Industry. The Plan Zoning commission recommended approval 4-0 to the Board of Adjustment for consideration at their meeting on August 18, 2015.

Special Use Permit – Hogeland Auto Plaza – 1406 E. Main Street

Hogeland Auto Plaza is requesting a special use permit to allow the construction of a new single family dwelling in an M-2 Heavy Industry zone. Currently a single family dwelling is located at 1406 E. Main Street and was occupied by family. Lonnie Hogeland would like to demolish the existing home and construct a new dwelling unit for continued family use.

The M-2 district specifically states in Section 8. Dwelling Units, *"Buildings in the M2 district existing as of January 1, 2009, built and designed for residential use shall be allowed to continue in operation and/or redeveloped by obtaining a Special Use Permit."*

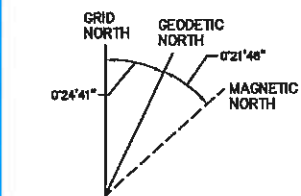
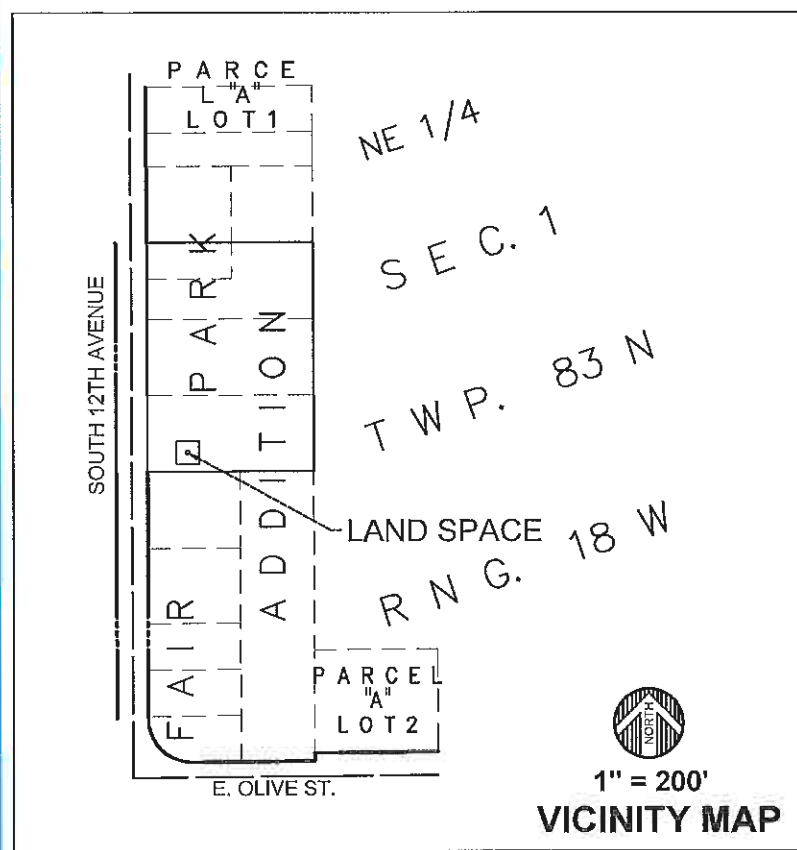
At the Plan Zoning Commission meeting there was discussion about the definition of redevelopment and if in fact this proposal constitutes redevelopment. *Chapter 3. Definitions 116. **Redevelopment:** Structurally altering the building, changing the facade exterior finish or appearance, with the exception of routine maintenance work. Routine maintenance work includes painting, replacing windows, tuck pointing, patching, and other similar activities.*

The owner would meet the definition of redevelopment if he were to work with the existing structure. This is not his preference due to the age, size and inefficiencies of the existing home.

The new dwelling if allowed must comply with the R3 Medium Density Residential district regulations related to setbacks. The Plan Zoning commission had a split vote 2-2 in recommending approval to the Board of Adjustment for consideration at their meeting on August 18, 2015.

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin





ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE IOWA STATE PLANE
COORDINATE SYSTEM NORTH ZONE
NAD 83(2011)

- = DENOTES FOUND SECTION MONUMENT
- = DENOTES A FOUND IRON MONUMENT

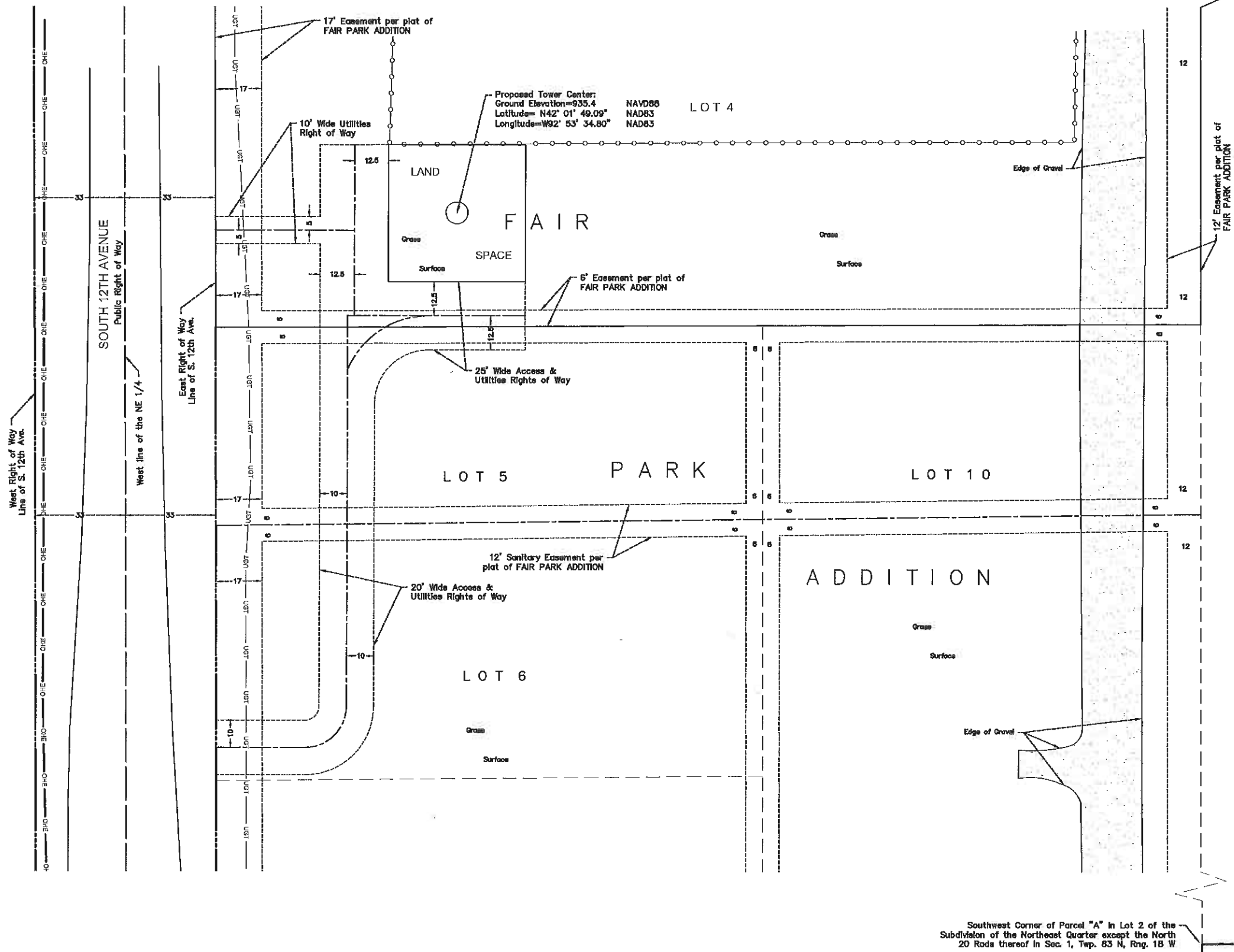
SURVEYOR NOTES:

- This drawing has been scaled from Iowa State Plane Coordinate System North Zone grid distance to ground distance by a scale factor of 1.0000329021.
- Utilities are per IOWA ONE CALL Design Information locate request Ticket Nos. 551402992 and 551403062 dated September 2, 2014

LEGEND

- GAS VALVE
- STEEL POST
- SANITARY MANHOLE
- ELEC POLE
- UGT — UNDERGROUND TELE
- OHE — OVERHEAD ELECTRIC
- FENCE CHAIN LINK
- BOUNDARY LINE
- LAND SPACE LINE
- EASEMENT CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY EXISTING
- QUARTER LINE
- PARCEL LINE
- GRAVEL SURFACE

SITE SURVEY



SITE NAME: IA11 OPTIMIST
FAIRGROUNDS

Marshall County, IA

No.	Date	REVISIONS	By	CHK	APPD
1	9/18/14	CHECKED BY: SMK			
2		DRAWN BY: KBF/MNK			

PRELIMINARY

DATE: 10/14/14



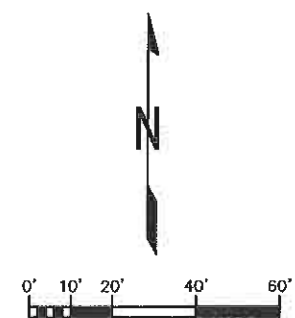
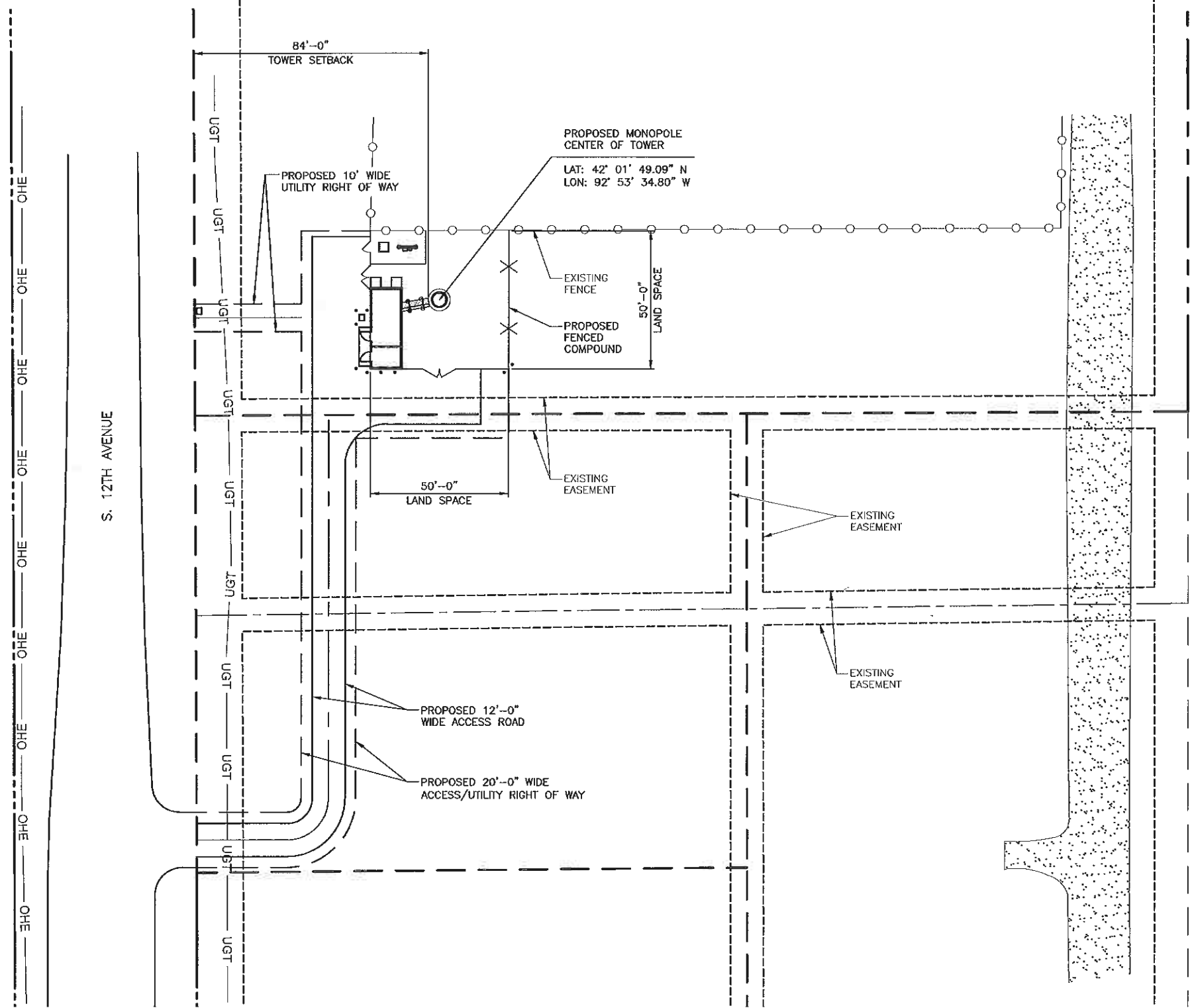
Engineering
Architecture
Surveying
Environmental

FULL SCALE ON 27"x34"
HALF SCALE ON 11"x17"

0494A1416.000

NOTE:

CONTRACTOR SHALL PROVIDE AND INSTALL FCC SIGNAGE AT (3) LOCATIONS: TOWER BASE, COMPOUND GATE, AND AT ROAD GATE (WHERE APPLICABLE). CONTRACTOR SHALL ACQUIRE FCC ANTENNA REGISTRATION NUMBER FROM THE VERIZON CONSTRUCTION ENGINEER PRIOR TO START OF CONSTRUCTION. FCC SIGNAGE SHALL BE INSTALLED ON THE TOWER THE DAY THE TOWER REACHES MAXIMUM HEIGHT.



PLANS PREPARED FOR:

verizon wireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

PRELIMINARY ISSUE

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline: STRUCTURAL/CIVIL SC

PRELIMINARY ISSUE

SHELTON D. KEISLING, P.E.

DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline: ELECTRICAL E

ENGINEERING LICENSE NOTICE:

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR ZONING	11/20/14	MB	A

SITE NAME:

IA11 OPTIMIST

SITE NUMBER:

276605

SITE ADDRESS:

**1308 E. OLIVE STREET
MARSHALLTOWN, IOWA
50158**

SHEET DESCRIPTION:

OVERALL SITE PLAN

SSC #: **1**

SHEET NUMBER: **A-1.1**



PROPOSED
FIBER HANDHOLE
(MEET-ME POINT)

PROPOSED 10'-0" WIDE
UTILITY RIGHT OF WAY

PROPOSED
24"x36"x24"
FIBER HANDHOLE

PROPOSED
4'-0" GATE

PROPOSED
8'-0" WIDE
DOUBLE GATE

PROPOSED PAD
MOUNTED TRANSFORMER

PROPOSED WOOD METER
RACK WITH METER CENTER

PROPOSED
GPS ANTENNA

PROPOSED
ICE BRIDGE

PROPOSED
11'-6"x20'-10 1/2"
VERIZON WIRELESS
EQUIPMENT SHELTER

PROPOSED
MONOPOLE

PROPOSED 12'-0"
WIDE DOUBLE GATE

PROPOSED BOLLARD (TYP)

EXISTING EASEMENT

PROPOSED 20'-0" WIDE
ACCESS/UTILITY RIGHT OF WAY

PROPOSED 12'-0"
WIDE ACCESS ROAD

NOTE:
CONTRACTOR SHALL REFERENCE
VERIZON WIRELESS NEW SITE BUILD
DETAIL BOOKLET PROVIDED BY
VERIZON WIRELESS WITH DRAWING SET

ENLARGED SITE PLAN

PLANS PREPARED FOR:

verizon wireless

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

SSC

ENGINEERING LICENSE:

PRELIMINARY ISSUE

MICHAEL L. OWENS, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline:
STRUCTURAL/CIVIL SC

PRELIMINARY ISSUE

SCHEILTON D. KEISLING, P.E.

DATE
My license renewal date is
December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline:
ELECTRICAL E

ENGINEERING LICENSE NOTICE:
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE
PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER
FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION
OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES
AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT
IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE
DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY
PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR ZONING		11/20/14	JMB	A

SITE NAME:

IA11 OPTIMIST

SITE NUMBER:

276605

SITE ADDRESS:

1308 E. OLIVE STREET
MARSHALLTOWN, IOWA
50158

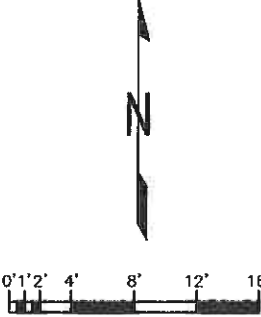
SHEET DESCRIPTION:

ENLARGED
SITE PLAN

SSC #:

SHEET NUMBER:

A-1.2





VIA FED EX DELIVERY

July 22, 2015

City of Marshalltown
36 N. Center Street
Marshalltown, IA 50158
Attn: Housing & Community Development Director

RE: Proposed Verizon Wireless Communications Facility (IA11 Optimist) and ground related shelter and equipment at 1308 E. Olive Street, property owned by Central Iowa Fair.

To Whom It May Concern:

SSC, Inc. is submitting this Special Use Permit application on behalf of Verizon Wireless ("Verizon") to install a 130' (138' w/ lightning rod) wireless communications facility related ground-mounted radio equipment at 1308 E. Olive Street.

The project will consist of a 130' monopole that is enclosed in a 50' x 50' lease area. The Verizon equipment shelter will be 11'6" x 10'1/2". All equipment will be contained within the fenced lease area.

Security to the site will be a 6' chain-link fence with 3 strands of barbed wire and a combination lock on the gate.

This site will help offload capacity issues from surrounding sites, thus enabling those existing sites to be more efficient in their service delivery. This site will also help assure the coverage and capacity that is expected in this area.

The proposed site was based off of an exhaustive search for a raw land candidate. Many feasible options were not interested in leasing space for a wireless tower. Central Iowa Fair, the LL for the proposed site was one of the only raw land candidates to call back with interest. His property is located outside of the floodplain, and does meet the zoning requirements for a special use permit within the City of Marshalltown.

Collocation

There are no tall structures within a one-quarter mile radius of the site proposed. The closest tall structure was the 180' stealth monopole located at the Marshalltown High School, however this structure only supports one wireless carrier and the High School was not open to constructing another wireless tower on the property.

Setbacks from Residences

The nearest residential structures / homes are no less than 400' to the west and south. There are multiple mature trees between those homes and the proposed location. The tower location has been placed out of the general line of site of these residential homes.

Attachments:

- 1.) Agent signed Special Use Permit Application.
- 2.) \$300 Special Use Application fee.
- 3.) Cover letter / narrative
- 4.) Legal description
- 5.) Engineered site plan and elevations.

Please contact me if you have questions or require further information regarding this project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Brit Mitchell', with a long horizontal flourish extending to the right.

Brit Mitchell
SSC, Inc.

DATE SUBMITTED & FEE PAID: _____
HEARING DATE: _____

 the City of
Marshalltown
BOARD OF ADJUSTMENT

Special Use & Home Occupation Special Use Permit Application

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

- ☒ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."
- ☒ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.
- ☒ **Application fee.** A \$300 fee is required for a special use request (\$50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.
- ☒ **Legal description of the property.** The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 1308 E. Olive Street

Owner: Central Iowa Fair

Mailing Address: Same

Phone: 515.371.2301

Email: N/A

Owner's Agent (if applicable): SSC, Brit Mitchell

Agent Address: 9900 W. 109th St., Ste. 300, Overland Park, KS 66210

Agent Phone: 913.438.7700

Agent Email: bmitchell@ssc.us.com

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.

Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature: 

Date: 7-22-2015

Legal Description

Lots 2, 3 and 4 Fair Park Addition to Marshall, Marshall County, Iowa, and Lot 1 of the Southeast Quarter of the Northeast Quarter, Lot 1 of Northeast Quarter of the Northeast Quarter, Lot 2 of the Southwest Quarter of the Northeast Quarter except parcel A in said Lot 2 of the Southwest Quarter of the Northeast Quarter as described in the recorded Plat of Survey filed October 4, 1999 on Instrument No. 9906954, and Lot 3 of the Northwest Quarter of the Northeast Quarter, all in Section 1, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa, together with easement for road purposes over the North 50 feet of the South 1444.15 feet of the West 1563 feet of the Northeast Quarter of said Section 1, and also together with a permanent easement for utilities over the North 20 feet of the South 600 feet of the West 393 feet of the Northeast Quarter of said Section 1, subject to present established highways, and subject to a reversionary right in Marshall County, Iowa if said property ceases to be used for fairground purposes.



Notice of Public Meeting
BOARD OF ADJUSTMENT

Agenda for Tuesday, August 18, 2015 – 5:00 p.m.
City Council Chambers, City Hall
10 West State Street, Marshalltown IA

Committee Members:

Kelli Thurston
Kevin Hitchins
G Ward Miller

David Schulze
Bob Wenner

Call to Order:

Roll Call:

1. Approve Agenda
2. Review and approval of the Minutes from 07/21/15

Old Business:

3. None

New Business:

4. PUBLIC HEARING:
Special Use Permit – Verizon Wireless – 1308 E. Olive Street (Fair Grounds)
5. PUBLIC HEARING:
Special Use Permit – Hogeland Auto Plaza – 1406 E. Main Street

Date Posted: 08/14/15

<http://ci.marshalltown.ia.us/meetings/view/MeetingID/1222>