

Plan Zoning Commission
Agenda
Thursday, January 11, 2018 at 5:00 PM
City Council Chamber
10 W. State Street - Marshalltown

1. Call To Order
Bloomquist, Boston, Brodin, Deimerly-Snyder, Lins-Eich, Greer, Valbracht

2. Approval Of The 12/07/17 Minutes

Documents:

[120717.PDF](#)

3. Staff Report 01/11/18

Documents:

[011118_MEMO.PDF](#)

4. TABLED From 12/7/17 - Glenwood Place PUD Amendment
Motion to remove item from the Table for discussion.
Review and recommendation to the City Council of Glenwood Place PUD Amendment

Documents:

[GLENWOOD PLACE PUD-1.PDF](#)
[GLENWOOD PLACE PUD-2.PDF](#)
[2016_PUD SITE PLAN.PDF](#)

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
DECEMBER 7, 2017

Call to order: 5:00 PM

Members Present: Jon Boston-Chair, Sharon Greer-Vice-Chair, Fauna Nord Keith Bloomquist, Steve Valbracht, Angela Lins-Eich & Aimee Deimerly-Snyder

Absent: None

1. Approval of Minutes from October 12, 2017

Approved as distributed.

2. **REVIEW & RECOMMENDATION of amendment to Glenwood Place PUD.**

Steve Troskey, CGA, was present to discuss the proposed amendment to replace a duplex unit with two accessory structures (garages) for the residents. The Commission discussed concerns about the location and proximity to the neighbor to the South. They discussed the possibility of locating the buildings further North or limiting it to a single building. There was discussion about buffering between the properties.

Motion by Valbracht to Table the item to the next meeting to allow the owner to review the discussion points and be present to respond to concerns. Second by Greer. Motion Carried 7-0

3. Item Removed.

4. **Zoning Enforcement Discussion.** Per request of some of the Commissioners, this item was placed on the Agenda. Spohnheimer explained that the City now has a new Code Enforcement Inspector under the Housing & Community Development Director. Joe Trowbridge started the end of November and is familiarizing himself with the various codes and beginning with the lengthy list of nuisances. He will be adding other code enforcement including some zoning items. One of the primary items discussed was the recently approved Special Use Permit for the liquor store on N. 3rd Ave. Spohnheimer indicated notice would be sent to the owner related to the signage violation. Commission discussed willingness to have issues come back before them when a problem is occurring.

Spohnheimer also informed the Commission that a training session will be set up for some time in January to review Board & Commission roles and authority.

With no further business the Commission adjourned.

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director



36 North Center Street
Marshalltown, IA 50158
Tel - (641) 754-5756
Fax - (641) 754-5742

Housing & Community Development

TO: Plan Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: January 11, 2018 – Meeting Date

TABLED from 12/7/17 - Recommendation to City Council on Glenwood Place PUD Amendment

This item was tabled for further discussion. A motion is required to remove it from the Table prior to further action.

Glenwood Place recently amended the Planned Unit Development to add a new building to their site, which has been constructed. They would now like to add two building across the street to the west for garage spaces. This would replace a proposed duplex building that was originally set for that corner. This would actually result in a decrease in density to the overall development by two units.

Management has had communication with the neighbor adjacent to the proposed location. A letter of support should be available at the meeting.

Upcoming Meetings

- Joint Training Session with Board of Adjustment on Tuesday, January 16, 2018 at 4:00 PM – City Council Chambers.
- Highway 14 Corridor Study Public Open House – Tuesday, January 30, 2018 – 5:30 PM – 7:30 PM at Woodbury Elementary Cafeteria.

2018 Tentative Meeting Schedule (Thursday following the 2nd Monday of the Month)

**Dates are tentative and may be changed or canceled in order to accommodate staff schedules or development need.*

January 11, 2018	February 15, 2018	March 15, 2018
April 12, 2018	May 10, 2018	June 14, 2018
July 12, 2018	August 16, 2018	September 13, 2018
October 11, 2018	November 15, 2018	December 13, 2018

November 29, 2017

Michelle Spohnheimer
City of Marshalltown
36 North center Street
Marshalltown, IA 50158



RE: Glenwood Place PUD Amendment

Dear Ms. Spohnheimer:

On behalf of Glenwood Place Townhomes LLC, we would like to submit a PUD Amendment for your consideration. This application is to modify the Planned Unit Development approved March 2010 and amended May 2014 and June 2016.

The owners seek to replace Unit 15 on the overall PUD site plan with two garages, one to be built now and another at a later date, for resident parking.

Replacing Unit 15 with two garages will allow the owners to meet resident demand for more secure parking and will not adversely impact the surrounding neighbors. The owners plan to install stone skirting on the north, west, and east sides that matches the other buildings on the property. The natural barrier to the south will not be disturbed.

Attached to this cover letter are proposed elevations and current and proposed site plans.

Please contact me at 641-752-6701, or stroskey@cgaconsultants.com if you have any questions.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.

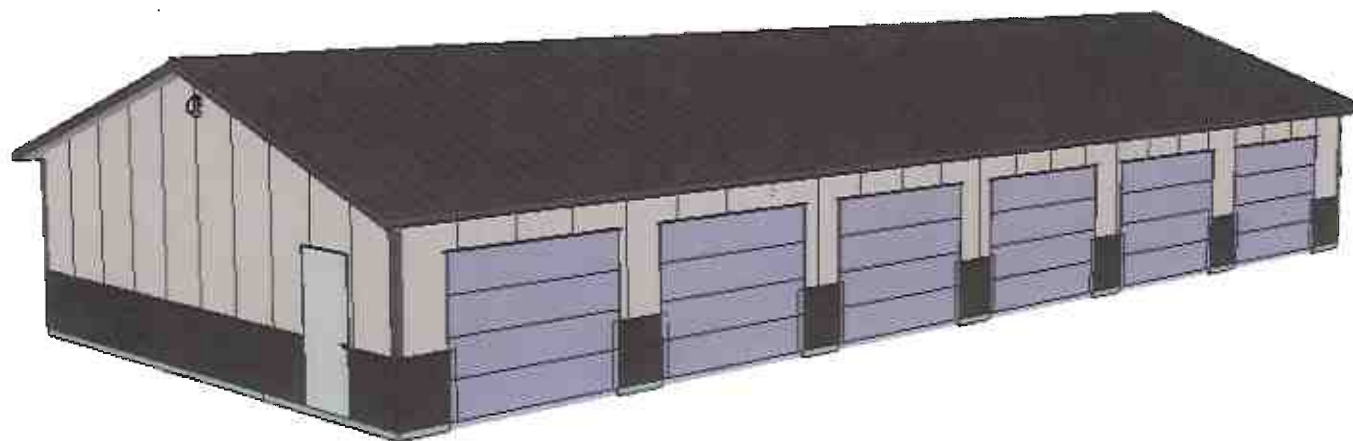
Steve Troskey
Project Manager

Complete the following contact information. (Please type or print clearly)

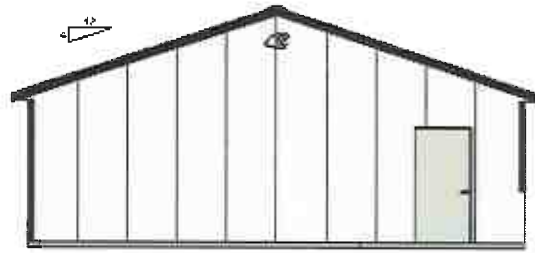
Owner Corporation Name Glenwood Place	
Contact/Owner Name Mark Takes	
Owner Address 2907 S 6th St Marshalltown, IA 50158	Owner Fax
Owner Phone 319-363-6105	
Owner E-mail mtakes@seniorhousingcompanies.com	

Name of Law Firm Bradley and Riley PC	
Attorney Name	
Attorney Address 2007 First Ave SE Cedar Rapids, IA 52402	Attorney Fax
Attorney Phone 319-363-0101	
Attorney E-mail	

Engineer Firm Name CGA Engineers	
Engineer Contact Person Steve Troskey	
Engineer Address 16 E Main St Marshalltown IA 50158	
Engineer Phone 641-752-6701	Engineer Fax
Engineer E-mail stroskey@cgaconsultants.com	



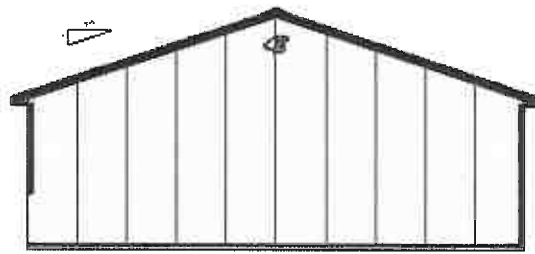
These buildings will have stone skirting on three sides



(A2) ENDWALL 1 ELEVATION



(B2) SIDEWALL 1 ELEVATION



(C2) ENDWALL 2 ELEVATION



(D2) SIDEWALL 2 ELEVATION

	DEALER INFO.	CUSTOMER INFO.	BUILDING DESCRIPTION	Customer Approval	Bldg Direction	P 21J-13873-00-00 PROPOSAL DRAWINGS ONLY Not for construction purposes
	Eastern Iowa Building Inc. 104 Williams Blvd. Fairfax, IA 52228	Mark Take . Marshalltown, IA 50158	30'-0" x 72'-1" x 8'-6" Uni-Frame Embedded QP101917	DATE: 11/9/2017	 North	The information provided in this drawing is for informational purposes only and is not intended to be used for construction purposes. NO. 11/10/2017



AMERICAN
BUILDING
COMPONENTS

Color Chart



PREMIUM

Gauge
29 and 26
Substrate
Galvalume

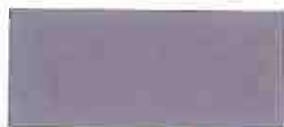
Paint System
Signature® 200
20 Colors
Warranty
10 Year Film Integrity

★★★★

Final color selection should be made from metal color chips.

- For the most current information available, visit our website at www.abcmetalroofing.com.
- See the product catalog for gauge and color availability.
- Review the sample warranty for complete performance attributes, exceptions, and terms and conditions.
- Trim is available in all colors.

Available in 29 Gauge



Buckskin★



Evergreen★



Hawaiian Blue★



Clay★



Radiant Red★



Desert Sand★



Burgundy★



Polar White★
(also available in G-90 Galvanized)



Coal Black★



Vintage White



Galvanized



Regal White★



Rustic Red★



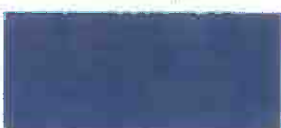
Saddle Tan★



Koko Brown★



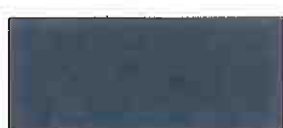
Light Stone★



Cobalt Blue★



Gray★



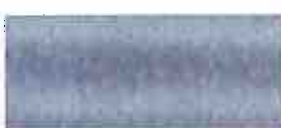
Ivy Green★



Charcoal Gray★



Burnished Slate★



Galvalume Plus®

Available in 26 Gauge



★ ENERGY STAR® Qualified



TandoStone™

STACKED STONE

Your customers love the look and texture of real stone but often balk at the price. Our Stacked Stone profile does it all at a fraction of the cost of real stone and stone veneer. Full wall or knee wall. Stacked Stone complements a wide range of other siding materials.

Key Features

- ◆ Unmatched realism that requires no annual upkeep
- ◆ Proprietary coating process delivers a grit texture and matte finish for an unpolished look and feel
- ◆ Impervious to moisture, making it perfect for rooftops and ground contact applications
- ◆ Complements a wide range of exterior products, providing stunning mixed material finishes
- ◆ Lightweight design means fast and easy one-person installation
- ◆ No special tools required for craftsmanship and installation



22



Sedona Bluff



Santa Fe



Chestnut Hills



Shadow Ridge



Lewiston Crest

TandoStone™ **CREEK LEDGESTONE**

The look and texture that homeowners are clamoring for – Creek Ledge Stone also complements a wide range of other siding materials including fiber cement, vinyl, stucco, brick and more.

Key Features

- ◆ Unmatched realism that requires no annual upkeep
- ◆ Proprietary coating process delivers a grit texture and matte finish for an unparalleled look and feel
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24



Bucks County Gray



Rocky Mountain Clay



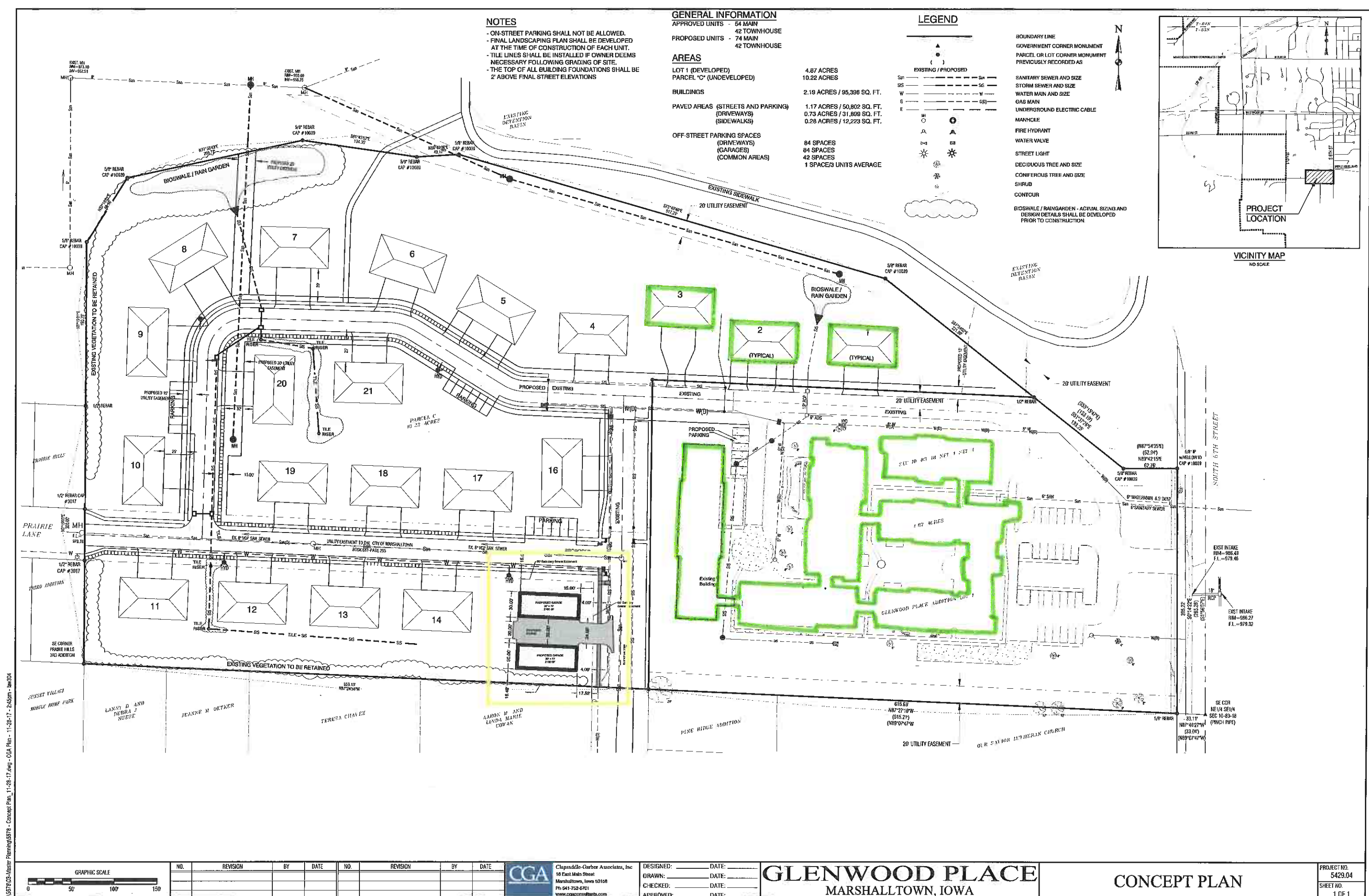
Golden Montana



Arizona Sandstone



Appalachian Ash



NOTES

- ON-STREET PARKING SHALL NOT BE ALLOWED.
- FINAL LANDSCAPING PLAN SHALL BE DEVELOPED AT THE TIME OF CONSTRUCTION OF EACH UNIT.
- TILE LINES SHALL BE INSTALLED IF OWNER DEEMS NECESSARY FOLLOWING GRADING OF SITE.
- THE TOP OF ALL BUILDING FOUNDATIONS SHALL BE 2' ABOVE FINAL STREET ELEVATIONS

GENERAL INFORMATION

APPROVED UNITS - 54 MAIN
42 TOWNHOUSE

PROPOSED UNITS - 74 MAIN
42 TOWNHOUSE

AREAS

LOT 1 (DEVELOPED)
PARCEL "C" (UNDEVELOPED)

BUILDINGS

PAVED AREAS (STREETS AND PARKING)
(DRIVEWAYS)
(SIDEWALKS)

OFF-STREET PARKING SPACES
(DRIVEWAYS)
(GARAGES)
(COMMON AREAS)

4.87 ACRES
10.22 ACRES

2.19 ACRES / 95,396 SQ. FT.

1.17 ACRES / 50,802 SQ. FT.
0.73 ACRES / 31,889 SQ. FT.
0.28 ACRES / 12,223 SQ. FT.

84 SPACES
84 SPACES
42 SPACES
1 SPACE/3 UNITS AVERAGE

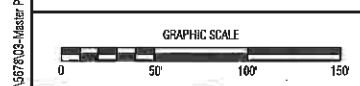
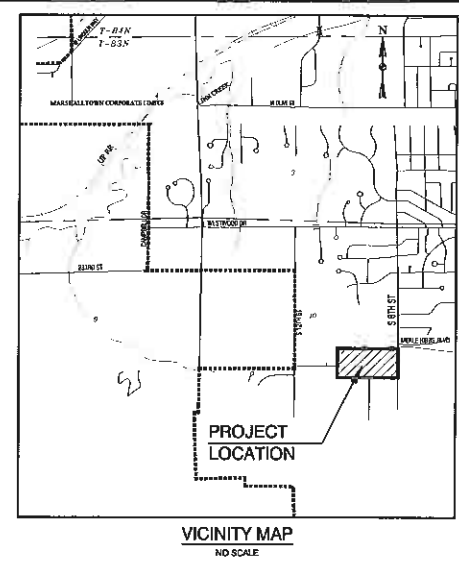
LEGEND

EXISTING / PROPOSED

BOUNDARY LINE
GOVERNMENT CORNER MONUMENT
PARCEL OR LOT CORNER MONUMENT
PREVIOUSLY RECORDED AS

SANITARY SEWER AND SIZE
STORM SEWER AND SIZE
WATER MAIN AND SIZE
GAS MAIN
UNDERGROUND ELECTRIC CABLE
MANHOLE
FIRE HYDRANT
WATER VALVE
STREET LIGHT
DECIDUOUS TREE AND SIZE
CONIFEROUS TREE AND SIZE
SHRUB
CONTOUR

BIOSWALE / RAINGARDEN - ACTUAL SIZING AND DESIGN DETAILS SHALL BE DEVELOPED PRIOR TO CONSTRUCTION.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc.
18 East Main Street
Marshalltown, Iowa 50158
Ph 541-758-6701
www.cgaconsultants.com

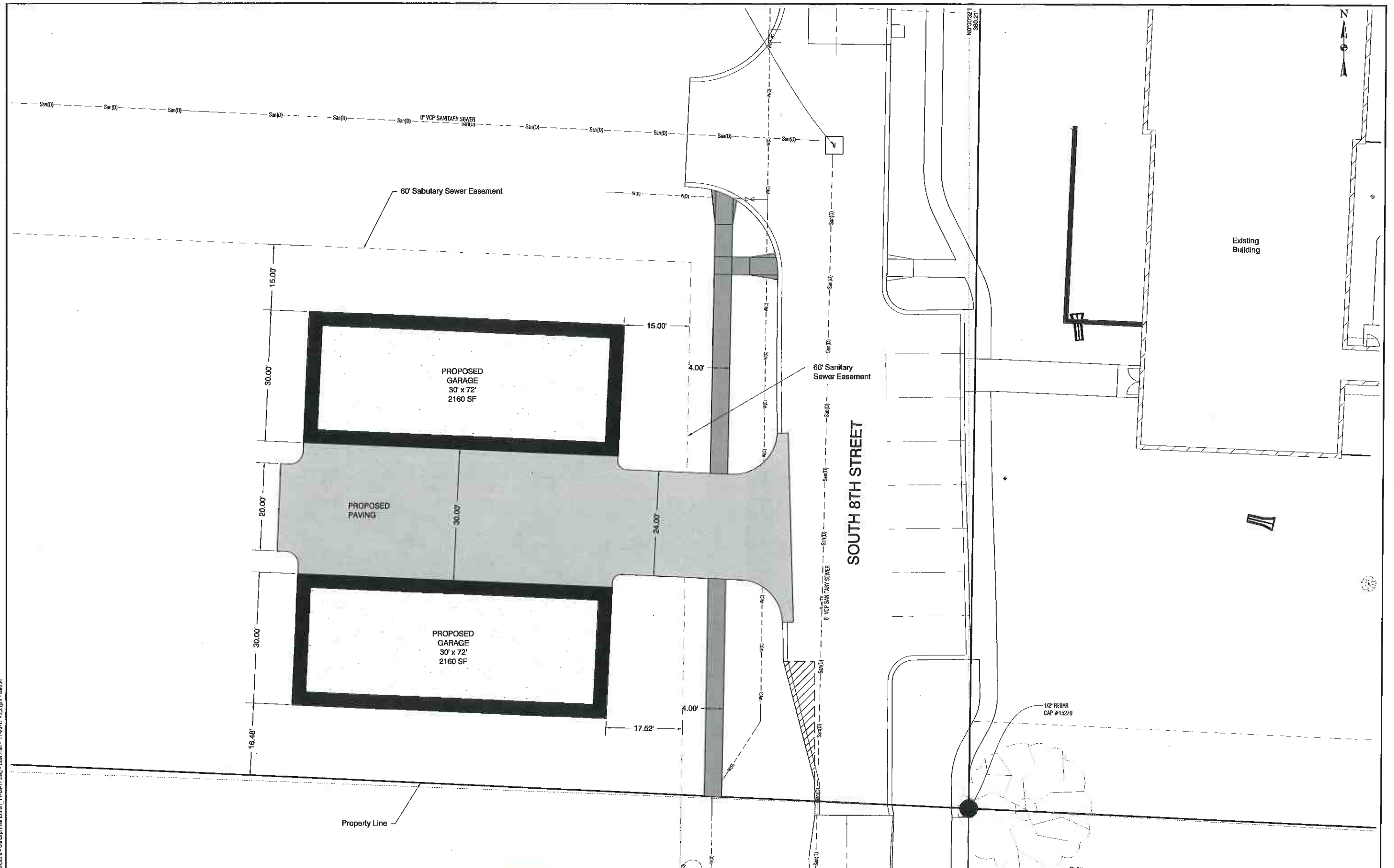
DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

GLENWOOD PLACE
MARSHALLTOWN, IOWA

CONCEPT PLAN

PROJECT NO. 5429.04
SHEET NO. 1 OF 1

J:\5678\dwg\Garage\5678 - Concept Plan Exhibit_11-28-17.dwg CGA Plot - 11-28-17 - 22:11m - hwb04



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clayton-Gerber Associates, Inc.
10 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6704
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

GLENWOOD PLACE PUD
MARSHALLTOWN, IOWA

GARAGE EXHIBIT

PROJECT NO. 5678
SHEET NO. 1 of 1

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42 TOWNHOUSE

LOT 1 (DEVELOPED)
PARCEL "C" (UNDEVELOPED)

PAVED AREA

PAVED AREAS (STREETS AND PARKING)
(DRIVEWAYS)
(SIDEWALKS)

(COMMON AREAS)

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84 SPACES
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42 SPACES
1 SPACE/3 UNITS AVERAGE

()
EXISTING / PROPOSED

San ————
 SIS ————
 W ————
 G ———— G(D)
 E ————

MH ○ ●

SANITARY SEWER AND SIZE
STORM SEWER AND SIZE
WATER MAIN AND SIZE
GAS MAIN
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BIOSWALE / RAINGARDEN - ACTUAL SIZING AND
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PRIOR TO CONSTRUCTION.

PROJECT

VICINITY MAP

NO SCALE

