

MARSHALLTOWN

— I O W A —

HOUSING & COMMUNITY DEVELOPMENT

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Meeting Minutes – Plan Zoning
Thursday, May 14, 2026, 5:00 pm
City Hall, City Council Chambers
10 West State Street, Marshalltown, IA 50158

CALL TO ORDER

Chair Jon Boston called the Planning and Zoning Commission meeting to order at 5:00 p.m.

ROLL CALL

Present: Jon Boston, Mahala Casady, Deirdre Gruendler, Benjamin Harris-Medina

Absent: Matthew Brodin, Stephen Valbract, Patrick Streit

Patrick Streit arrived during Item 3.

APPROVAL OF MEETING MINUTES

Approval of Meeting Minutes from March 12, 2026

Chair Boston asked if there were any corrections or changes to the March 12, 2026 meeting minutes. Hearing none, the minutes stood approved as distributed.

BUSINESS

2. Conduct a Public Hearing and Consider Making a Recommendation on a Special Use Permit for a Commercial Parking Lot to be Located at 1402 W State Street

Chair Boston opened the public hearing at 5:01 p.m.

Adam Daters, CGA Engineering, 16 E Main Street, appeared on behalf of the Marshalltown Community School District. He stated the request was for a special use permit for a parking lot near Franklin School and Franklin Field. The parking lot would support existing school activities and improve parking conditions during special events. He stated the request does not introduce a new function or expand school services.

CITY COUNCIL

Sue Cahill, Melisa Fonseca, Mark Mitchell, Greg Nichols,
Jeff Schneider, Gary Thompson, Marco A. Yepes-Gomez



Clayton Ender stated he received one phone call following the posting of the sign on the property. The caller asked what was proposed for the site and expressed support for the property being turned into a parking lot. Ender stated notice was sent to property owners within 250 feet, plus the road, and signs were posted on site.

No one from the public spoke regarding the request.

Chair Boston closed the public hearing at 5:03 p.m.

Deirdre Gruendler made a motion to recommend approval of the special use permit for a commercial parking lot located at 1402 W State Street.

Second: Mahala Casady

Roll Call Vote:

Mahala Casady, Yes
Deirdre Gruendler, Yes
Benjamin Harris-Medina, Yes
Jon Boston, Yes

Motion carried.

3. Conduct a Public Hearing and Consider Making a Recommendation on a Special Use Permit for a Major Utility to be Located at 2114 E Nevada Street

Chair Boston opened the public hearing at 5:04 p.m.

Clayton Ender stated the request was for a new power generation station located north of the existing Marshalltown Generation Station. The existing facility would remain in operation, and the proposed project would provide additional capacity. Ender stated the intended capacity was 750 megawatts. The property is zoned General Industrial, and major utilities are allowed by special use permit through the Board of Adjustment, following recommendation from the Planning and Zoning Commission.

Ender stated staff recommended approval. He also stated notice was sent to property owners within 250 feet, plus the road, and signs were posted on site.

Chair Boston asked about the purple square shown on the map. Ender stated the square represented the substation previously approved and constructed west of the proposed site.

No one from the public spoke regarding the request.

Chair Boston closed the public hearing at 5:05 p.m.

Deirdre Gruendler made a motion to recommend approval of the special use permit for a major utility located at 2114 E Nevada Street.

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Jeff Schneider, Gary Thompson, Marco A. Yepez-Gomez



Jon Boston seconded the motion.

Patrick Streit arrived during discussion of Item 3.

Roll Call Vote:

Deirdre Gruendler, Yes

Benjamin Harris-Medina, Yes

Jon Boston, Yes

Mahala Casady, Yes

Motion carried.

OTHER BUSINESS

Clayton Ender stated both special use permit requests were scheduled for the Board of Adjustment meeting on Tuesday, May 19, 2026, at 5:00 p.m. in the same room for final approval.

Ender also stated there were no current items scheduled for the next Planning and Zoning Commission meeting, and the June meeting would likely be canceled unless new items were submitted.

ADJOURNMENT

Chair Boston adjourned the meeting at approximately 5:06 p.m.

CITY COUNCIL

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Jeff Schneider, Gary Thompson, Marco A. Yopez-Gomez

