



**MARSHALLTOWN
MORE THAN EVER**

**CITY OF MARSHALLTOWN
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC MEETING
CITY HALL COUNCIL CHAMBERS
10 WEST STATE STREET
AUGUST 18, 2026, 5:00 PM**

AGENDA

CALL TO ORDER

ROLL CALL

Mark Eaton, Tammie Engle, Heidi Hogan, David Schulze, Kelli Thurston

APPROVAL OF MEETING MINUTES

1. Approval of Meeting Minutes From July 21, 2026

BUSINESS

2. Public Hearing and Approval of Special Use Permit Application for 1776 Governor Road

ADJOURNMENT

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

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HOUSING & COMMUNITY DEVELOPMENT

Mike Ladehoff, Mayor
Carol Webb, City Administrator
Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

Meeting Minutes - Board of Adjustment

Tuesday, July 21, 2026, 5:00 p.m.

City Hall, City Council Chambers

10 West State Street, Marshalltown, IA 50158

Call to Order and Roll Call

Chair Kelli Thurston called the meeting of the City of Marshalltown Board of Adjustment to order at 5:00 p.m.

Members present: Thurston, Schultz, Hogan, Eaton, Engle.

Members absent: None.

Staff present: Clayton Ender and Deb Millizer

1. Approval of Minutes

The Board reviewed the minutes from the May 19, 2026 meeting.

David Schultz requested an amendment to the second paragraph under Applicant Comment for the Alliant Energy special use permit. He asked for the minutes to state more specifically that the discussion concerned a potential local development project, such as a data center, and whether construction of the Alliant Energy facility was required for such a project.

The May 19, 2026 meeting minutes were approved as amended without objection.

2. Consideration of Approval for a Variance Application at 507 East Anson Street

Chair Thurston introduced the item. The applicant was not present.

Clayton Ender presented the staff report. He stated the applicant requested approval to install a six foot chain link fence around the parking lot. The property was developed before adoption of the City's zoning code and contains a legal nonconforming commercial structure in an RM, Medium Density Residential, zoning district. Staff stated the property's commercial use is limited to office use and accessory storage consistent with its prior use.

Staff stated a four foot fence would be permitted in the proposed location without a variance. A six foot fence would be permitted if placed behind the required setbacks. Staff stated the proposed fence must also comply with visibility triangle requirements. Notice was mailed to property owners within 250 feet, including notice of the revised meeting date. No public comments were received.

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Staff stated the request did not precisely meet the hardship criteria but presented practical difficulties because the site was developed before the zoning standards existed. Staff recommended approval based on the property's preexisting development.

Board Questions and Discussion

The Board discussed the intended use of the property, the size and location of the parking lot, fence setbacks, security, driveway access, gates, visibility at the northeast corner, and the effect of a six foot fence along the sidewalk. Staff stated no tenant had been identified and the property owner had indicated an intent to market the property for office use.

The Board noted the submitted plan did not clearly identify gates across the two driveway entrances. Members also discussed the applicant's absence and the Board's inability to obtain answers about the proposed layout. Staff recommended taking action on the request as submitted.

Motion by Thurston to approve the variance application for 507 East Anson Street as presented. Second by [VERIFY].

Roll call vote:

Thurston, no

Engle, no

Schultz, no

Eaton, no

Hogan, mo

Motion failed.

OTHER BUSINESS

Future Agenda Item

Staff stated a special use permit application was anticipated for an in ground solar array at the former Emerson data center property, with possible consideration at the August 18, 2026 meeting. Staff stated the applicant reported that the building had been sold and was no longer operating as a data center. The property is being used for the new owner's business operations.

Data Center Regulation Discussion

The Board and staff discussed the City's ongoing review of data center regulations. Staff stated the zoning code does not currently list data centers as a separate use. Under the current code, staff would classify a data center as a major utility requiring staff review, a Planning and Zoning Commission recommendation, and final approval by the Board of Adjustment.

Staff stated City Council review would also occur if a project required annexation, rezoning, City incentives, or a contract with the City. The current major utility provisions contain general review criteria but no standards written specifically for data centers.

Staff reviewed the updated public process. The Planning and Zoning Commission added a special meeting for August 6, 2026, which would include discussion with Marshalltown Water

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Works and a public hearing concerning a temporary ordinance. The August 13 meeting would include discussion with local electric utilities. City Council consideration of the temporary ordinance was scheduled for August 10, 2026. Staff agreed to provide the Board with the corrected schedule and meeting locations.

The Board discussed the differences among enterprise, hyperscale, and colocation data centers, along with potential effects involving water use, electric service, noise, vibration, infrastructure costs, quality of life, and transparency. Members encouraged clear definitions and standards addressing different types of facilities.

Staff stated no active data center applications had been submitted, although parties had discussed possible projects with City staff. Staff encouraged Board members to participate in the public process as private citizens. Staff stated the Board of Adjustment cannot hold a joint meeting with the Planning and Zoning Commission under the applicable City Code provisions.

ADJOURNMENT

Chair Thurston adjourned the meeting at approximately 5:44 p.m.

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24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Board of Adjustment
FROM: Clayton Ender, Assistant Housing & Community Development Director
DATE: August 18th, 2026
RE: Conduct a public hearing and consider approval of a special use permit application for 1776 Governor Road

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant / Property Owner:	Mechdyne Corporation 11 E Church St #400 Marshalltown IA 50158
Recommendation:	The Planning and Zoning Commission recommends approval of the special use permit application for 1776 Governor Road.
Current Zoning District & Current Usage:	Current Zoning: GI, General Industrial Zoning District Current Usage: Open Space
Proposed Zoning District & Proposed Usage:	Zoning: GI, General Industrial Zoning District Proposed Usage: In-Ground Solar Array
Review Criteria:	In determining whether to approve, approve with conditions, or deny a special use permit, the review bodies shall consider the following review criteria: The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements. A full site plan will be required for administrative approval prior to issuance of a building permit, but generally the special use permit

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application demonstrates the ability to comply with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements

- 2. The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan.**

The proposed development does not conflict with any prior approvals.

- 3. The administrative body has considered the recommendation of staff.**

Staff recommends approval of the special use permit application.

- 4. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.**

The comprehensive plan identifies the future land use designation for the development site as heavy industrial.

While solar accessory use is not provided its own future land use category in the comprehensive plan, the use is allowed within the GI zoning district by special use permit. Development of the new facility would not impair implementation of the comprehensive plan. In fact, in staff's option the development of additional power generation capacity will support implementation of the comprehensive plan by ensuring adequate infrastructure is available to support development of the city and region.

- 5. The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.**

§ 156.A.002(D)(1) "Encouraging the most appropriate, efficient, and compatible use of land, buildings, and other structures throughout the city"

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- 6. Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.**

The subject property has adequate access to existing public streets, water, sanitary sewer, storm sewer and other utilities.

- 7. The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.**

Adjacent land uses are open space to the south and west and existing industrial uses to the north and east.

- 8. The special use does not create an unwanted concentration of similar special uses that is likely to discourage permitted uses by making the vicinity less desirable for them.**

There are no other existing in-ground solar arrays in the project vicinity.

- 9. There is no practicable alternative location where the use is permitted by right within the general vicinity of the parcel proposed for development, or, if such a location exists, the proposed location is comparable or more favorable in terms of:**

- Providing a needed community service;
- Providing a critical mass of related and mutually supportive land uses that promote quality economic development and opportunity;
- Providing a balance of land uses, ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another; and
- Making more efficient use of public infrastructure.

The intent of this project is to provide power supply to the building on the subject property. Therefore, locating adjacent to the site is the most practical.

Attachments:

Aerial Vicinity Map
Special use Permit Application

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Board of Adjustment Finding of Fact Report

Meeting Date: 8-18-2026	Application Type: In-Ground Solar Array
Zoning District: GI, General Industrial	Comp. plan designation: Heavy Industrial
Property Address: 1776 Governor Road	
Property Owner / Applicant: Mechdyne Corporation 11 E Church St #400 Marshalltown IA 50158	

Request Description

Mechdyne Corporation, has submitted a special use permit application for development of a 200 KW new in-ground solar array at 1776 Governor Road, Marshalltown, IA, 50158.

Plan Zoning Commission Recommendation

The Planning and Zoning Commission met on August 13, 2026 and recommended approval of the special use permit application for 1776 Governor Road.

Findings of Fact (Answer yes or no to each item and provide reasoning if necessary)

YES	NO	Finding Description
		➤ Does the Special Use requested comply with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements?
		➤ Does the Special Use requested substantially conform to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan?
		➤ Has the administrative body considered the recommendation of staff?
		➤ Is the special use requested consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan?
		➤ Does the request promote the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter?
		➤ Does the subject property have adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements present or are planned to be provided?
		➤ Does the request demonstrate compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area?
		➤ Does the special use requested create an unwanted concentration of similar special uses that is likely to discourage permitted uses by making the vicinity less desirable for them?
		➤ Is there no practicable alternative location where the use is permitted by right within the general vicinity of the parcel proposed for development, or, if such a location exists, the proposed location is comparable or more favorable in terms of: ○ Providing a needed community service; ○ Providing a critical mass of related and mutually supportive land uses that promote quality economic development and opportunity; ○ Providing a balance of land uses, ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another; and ○ Making more efficient use of public infrastructure.

Based on the Findings of Fact the following action occurred:

- ☐ Motion by _____ to APPROVE the special use permit application for a 200 KW in-ground solar array at 1776 Governor Road, Marshalltown, IA, 50158.

Second by _____

Vote results:

Name:	YES	NO	Abstain	Comment
<i>EATON</i>				
<i>ENGLE</i>				
<i>HOGAN</i>				
<i>SCHULZE</i>				
<i>THURSTON</i>				

Approved by Marshalltown Board of Adjustment on August __, 2026

Approval Affirmed by:

Clayton Ender, Zoning Administrator, AICP

Aerial Vicinity Map



Special Use Permit Application

Housing & Community Development Department - 24 N. Center Street, Marshalltown, IA
50158 Ph: 641-754-5756 - Fax: 641-754-5742 - E-mail: bldginsp@marshalltown-ia.gov

All applicable items listed must be submitted with this application:

- ☒ **Project Description.** Include a cover letter or project description summarizing the proposed project.
 - ☒ **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.** This may include site improvements, design features, public services, and compatibility.
 - ☒ **Application fee.** A \$300 fee is required for a special use request. Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted.
 - ☒ **Full legal description of the property.** *Please note that the tax description on the Marshall County assessor's webpage is NOT the full legal description.* The legal description is listed on the property's abstract and/or a recorded deed or may be obtained from the Marshall County Recorder's Office for a fee.
- _____ **Owner's consent to apply (if applicable).** If the applicant is NOT the current title owner, a letter from the title owner shall be included indicating consent to apply.

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, the Plan & Zoning Commission shall first review the proposal, hold a public hearing and make a recommendation to the Board of Adjustment which will also hold a public hearing prior to acting. A public hearing notice will be published and a sign will be posted on site for public information.

Attendance at all meetings is required.

Please type or print legibly in ink.

Property Address: 1776 Governor Rd, Marshalltown, IA 50158	
Owner: Mechdyne Corporation	
Mailing Address: 11 E Church St #400, Marshalltown, IA 50158	
Phone: 641-754-4649	Email Address: dougbetts@heartofiowa.net
Agent Name (if applicable): Derek Sadler	
Owner's Agent Address: 5550 Wild Rose Lane, Ste. 400, West Des Moines, IA 50266	
Agent Phone: 515-988-9036	Agent Email Address: derek@currentre.com

Answer the following questions as part of the application. Responses may be provided as a separate document.

1. **Surrounding Properties.** How will this special use permit impact the surrounding properties? How will the proposed special use operate or be designed in a manner that does not diminish the use or functionality of surrounding properties? You may include supporting evidence from a professional appraiser, real estate professional, or other professional. *Additional review criteria:* The board shall consider if approval creates an unwanted concentration of similar special uses.

Little to no impact: the property to the south and east is an industrial storage yard and directly to the north is the parking lot for another commercial building. +

2. **Hours of Operation and Site Improvements.** Please state the following: Provisions for hours of operation, parking and loading areas, driveways, lighting, signs, landscaping, buffering, and other site improvements.

There will be occasional service and maintenance of the solar array but will otherwise not require any additional traffic.

3. **Public Services Available.** Please state if adequate public services are available without disruption to existing uses (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection).

All available without public service disruption.

4. **Nuisance.** Is there any existing or potential of a nuisance if the special use permit is granted? (If, in the opinion of Plan and Zoning Commission or Board of Adjustment, the special use becomes a nuisance, the Special Use Permit may be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.)

No

5. **Design Features.** Please describe how design features will be incorporated to sufficiently protect adjacent uses. Address areas such as: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing, and building placement;

Location: grass area nearby a private business parking lot and driveway. There is existing fencing around the property and there will be additional plants for buffering to the west of the solar array.

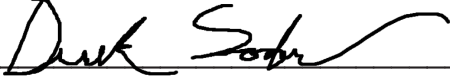
6. **Compatibility.** Will the proposed use be compatible with adjacent existing uses? (Compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse environmental impacts, including noise and lighting, or other undesirable conditions.)

It will be compatible with the surrounding uses. There will be a fence, trees, and additional buffering plants placed between Governor Road and the solar array.

7. **Location.** Identify any other practicable alternative locations considered where a Special use would not be required

N/A

The board will use this information provided as part of the application in addition to information presented at the public meetings to review your request. Please attach any additional supporting information to be considered that has not previously been discussed. If you have any questions, please contact the Zoning Department at 641-754-5756 or bldginsp@marshalltown-ia.gov Meeting schedules will be set by the City Planner and agendas are posted to the City website: <https://www.marshalltown-ia.gov/AgendaCenter>

Owner/Agent Signature: 

Date: 07/20/2026



Project Summary

Special Use Application — 200 kW Ground-Mounted Solar Array

The proposed project is a 200 kW ground-mounted solar photovoltaic system supported by pier-driven racking. The system will consist of three (3) arrays covering an approximate area of 205 feet by 90 feet, which includes north-to-south spacing between each array.

The solar system will be interconnected to the building's electrical service and will provide power to offset the electrical energy use of the building at the property.

Property Description

PARCEL "D" LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 83 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1; THENCE NORTH 00°41'19" WEST, 230.65 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 TO THE NORTHWEST CORNER OF PARCEL "C" AS RECORDED IN INSTRUMENT NO. 2511-1987-8 IN THE OFFICE OF THE RECORDER, MARSHALL COUNTY, IOWA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°41'19" WEST, 614.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89°40'39" EAST, 905.35 FEET TO A POINT ON THE WEST LINE OF PARCEL "B" AS RECORDED IN INSTRUMENT NO. 2511-1987-8 IN THE OFFICE OF THE RECORDER, MARSHALL COUNTY, IOWA; THENCE SOUTH 00°36'19" EAST, 609.00 FEET ALONG THE WEST LINE OF SAID PARCEL "B" TO THE NORTHEAST CORNER OF SAID PARCEL "C"; THENCE SOUTH 89°21'39" WEST, 904.45 FEET ALONG THE NORTH LINE OF SAID PARCEL "C" TO THE POINT OF BEGINNING.

