

MARSHALLTOWN

— I O W A —

PLAN ZONING COMMISSION

Notice of Regular Meeting

Thursday, January 9, 2020 at 5:00 PM

10 W. State Street - Council Chambers

1. Call To Order & Roll Call

Bloomquist
Boston
Brodin
Buzbee
Eilers
Valbracht
Wittkop

2. Minutes From January 9th Meeting

Documents:

[010920_PZ_MIN.PDF](#)

3. Plan Zoning Highway 14 Open House Discussion

Documents:

[021320_PZ_MEMO_HWY 14 FEEDBACK.PDF](#)

MISSION STATEMENT

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

Plan Zoning Commission

Meeting Minutes from January 9, 2020

Meeting location: City Council Chambers, 10 W. State Street, Marshalltown, IA 50158

Meeting time: 5:00 PM

1) Call to order and role call

Commission members present: Bloomquist, Boston, Eilers, Valbracht, Wittkop

Commission members absent: Buzbee, Brodin

2) Minutes from December 19th Meeting

With no changes or corrections, the minutes stand approved as distributed.

3) Review and Recommendation: Special Use Permit 1602 S 2nd Ave

Michelle Spohnheimer: reminds the PZ that this is a Special Use Permit to make a recommendation to the board of adjustment.

Boston: Why are you updating the Special Use Permit?

Shawn Kellis presented on behalf of US Cellular. Technology changing. The main reason for this upgrade: new technology has to have radios as close to the antenna's as possible to reduce lag time, proposing to remove some of the antenna's outside the stealth pods.

Boston: you said you'd be moving the radios up the light bar, but the picture shows that there won't be anything on the outside of the pole.

Kellis: There are some radios on the outside. It is substantially less than what's up there today. The antennas are coming down, and the radios are going to tuck up under the light frame.

Boston: are the poles going to be bigger around.

Kellis: no, the pole will stay the same. The only thing that will change is the stealth panels. This will be larger because the antenna's are wider.

Boston: not going to be taller?

Kellis: slighter taller. Have to add the wider pods, which makes it slightly taller.

Spohnheimer: the application said 10'

Boston: Will this improve your coverage map?

Kellis: No. This won't change the coverage. This is improves data speeds, and update equipment

Boston: Is this a larger capacity?

Kellis: Towers are getting smaller and smaller. Now it's all data drive. This will allow them to process them more data. This is why they have to get the radios closer to the antenna.

Boston: In the past I've pushed for taller towers. So they get better coverage.

Kellis: Technology is going the other way. Shorter towers that don't overlap. Towers are now closer together.

Valbracht: Motion to make the recommendation be sent to the city council.

Eilers seconded.

All Commission members voted in favor. Motion passed 5-0. Will recommend to the Board of Adjustment on Tuesday January 14.

4) Review and Recommendation to City Council Regarding Amendment to Comprehensive Plan

Spohnheimer presented as part of the rezoning request. The next two items are together, but will look at the separately.

The comprehensive plan is always looked to see what the city was planning for, for future development needs. This is in between 9th Street & 12th Street south of Washington. In the comprehensive plan it is currently for light industry, what is being proposed is to medium density residential for the comprehensive plan. To coincide with the zoning change. This provides consistency. After conversation with the developer had two parcels included in this proposal. The smaller piece currently owned by Alliant, does not need to be rezoned. It is not needed for development, it is needed for utilities connections and access. We are looking to amend the request to just look at the larger piece.

Boston: why not include the R-2 & R-3 to the west, to make it all R-4.

Spohnheimer: R-2 is for single family homes. Since they're not requesting any kind of change there's no need to change.

Valbracht: Do the current owners want a this change if you don't acquire the property?

Carrie: We have a signed agreement. Michelle has a copy. They know we are moving forward with this project. With every intention to develop it. It is a good zoning regardless.

Boston: we are looking for something signed by the owner.

Spohnheimer: Property is currently R-2. Will approach the current owner, regardless if something doesn't happen with the sale. Purchase agreement is in place.

Eilers: question on comprehensive plan and future planning for intentions of zones.

Spohnheimer: We don't know where stuff will go in a 20-year plan. Some of it is conceptual. The original thought was that commercial would be interested in it. R-2 is default zone.

Public Comments From: Adair who lives at 1101 Washington St. Concern of increase of traffic on the dead ended street. It has been dead ended street since 1987.

Spohnheimer: A dead ended street can be connected without a rezoning process. The intention with a dead ended street is always to connect it.

Valbracht: Pending the approval or sale of the land that we make amendment to the Comprehensive Plan.

Bloomquist seconded.

All Commission members voted in favor. Motion passed 5-0. Will recommend to city council.

5) Public Hearing and RECOMMENDATION: Rezoning of PIN 8418-34-404-005 (No Address) & Parcel 8418-34-428-004 (804 Washington St) Rezone to R-4 Medium Density Residential

Boston: Open the public hearing. No one came forward. Closed public hearing.

Valbracht: Pending the approval or sale of the land that Motion to make the recommendation for rezoning.

Eilers seconded.

All Commission members voted in favor. Motion passed 5-0. Will recommend to city council.

Spohnheimer: Reminded the Plan Zoning Commission about the Rezoning Open House on January 16. February 13th is the next official meeting.

Meeting adjourned at 6:02 pm.

MARSHALLTOWN

———— I O W A ————

TO: Plan Zoning Commission

FROM: Caleb Knutson

DATE: February 5, 2020 Meeting

RE: **Plan Zoning Commission discussion on residents' feedback from the January 16, Highway 14 Rezone Open House.**

Comments:

- 1) The open house turnout was approximately 39 people (this is not including city staff or paid consultants). A brief presentation by Rose Schroder of Bolton & Menk was made to overview the intent and concepts of the proposed Mixed-Use District.
- 2) Residents asked Michelle Spohnheimer questions regarding single family homes, legal non-conforming issues, permitted uses and other similar topics. Display boards were set up around the Council Chambers highlighting the proposed zoning map amendments, and illustrations demonstrating the included text concepts. Attendees reviewed the displays and made a variety of comments and/or asked questions of City staff and Bolton & Menk staff in attendance.
- 3) The concerns and comments received varied:
 - a. Is the City buying residential property? Continuation of residential uses;
 - b. Mixed-Use district, as proposed isn't suited for existing industrial uses;
 - c. Non-conforming issues related to industrial uses – discontinuance of use;
 - d. Large multi-story commercial buildings going into older residential neighborhoods are concerning to existing residential properties;
 - e. Mixed Use is great zone in cities like Des Moines, Ankeny, and downtown but does not fit the entire corridor;
 - f. 'Road diet' (separate project) received both positive and negative opinions;
 - g. Residents making statements that they would refuse to sell their property to the city or developers;
 - h. Discussed how and why the Mixed-Use District allows for more flexibility
 - i. Identification of properties on the zoning maps and comparing existing zoning with proposed zoning;
 - j. Overview of the table of permitted and special uses;
 - k. Scenario discussions – if an owner were to make upgrades to their property;
 - l. Highway 14 Corridor Study thoughts, concerns, and questions;
 - m. Will taller fencing be required/allowed to screen new commercial uses from adjoining residential houses?
 - n. Will noise (from the commercial uses) be regulated separately?

Considerations and Next Steps:

- 1) Adoption of the Mixed-Use District text
 - a. The primary concern received that evening from attendees was from industrial property owners concerned about the continuation and/or expansion of the non-conforming use.
 - i. Should alternatives be considered for the existing industrial uses? Alternatives may include the creation/adoption of an overlay district, that could add the 'industrial' use to specific areas within the corridor.
- 2) Zoning Map Amendments
 - a. Should the industrial uses be omitted from the proposed rezoning?
- 3) What's an overlay district?
 - a. An additional district 'overlays' a geographic area. It is most commonly used to add standards in geographic area, corridor, or special development. It can also be used to add permitted uses, or to prohibit uses that are otherwise allowed in the underlying zoning district.
 - b. It is often used when it is not desirable to amend the permitted uses or standards of the underlying zoning district that would otherwise remain appropriate to the district (as a text amendment would apply to a zoning district in all locations of a community). For example, if a text amendment was made to allow a use in a certain existing zoning district, it would then be allowed on every parcel with that zoning designation.

If you have questions please do not hesitate to contact me at 641-754-5756 or e-mail me at cknutson@marshalltown-ia.gov.