

MARSHALLTOWN

— I O W A —

PLAN ZONING COMMISSION

Notice of Regular Meeting

Thursday, February 24, 2020 at 5:00 PM

10 W. State Street - Council Chambers

Planning Zoning Commission Meeting- New Zoning Code Presentation & Review

Thu, Feb 24, 2022 5:00 PM - 6:00 PM (CST)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/753397965>

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1. Call To Order & Roll Call

Boston
Brodin
Eilers
Gruendler
Medina
Valbracht
Wittkop

2. Minutes From September 23 Meeting

Documents:

[9232021_PZ_MIN.PDF](#)

3. Zoning Ordinance Presentation & Review

Documents:

[ZONING REWRITE MEMO_022422.PDF](#)

MISSION STATEMENT

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

Plan Zoning Commission

Meeting Minutes from September 23rd, 2021

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

Meeting time: 5 PM

1) Call to order and roll call

Commission members present: Boston, Eilers, Gruendler, Medina, Valbracht, & Wittkop

Commission members absent: Brodin

2) Mins

Accepted

3) Preliminary Plat- Creeside Estates

Staff: Background

Tyler Schager: Combination of townhomes, duplexes.

Boston: sidewalks?

Schager: Not shown, will be put in by developer

Boston: Retention pond lot C?

Schager: Lot C. Shared between them & ours. City owns the property. Waiting for agreement.

Valbracht: Motion to recommend prelim plat for Creekside Estates

Eilers: 2nd

All Members voted in Favor

4) Public Hearings and Recommendation: Rezoning of Property to M-2 Heavy Industry

Spohnheimer: Background

Boston: As we discussed?

Eilers: Comp Plan?

Boston: Currently A-1?

Spohnheimer: The whole parcel. Before development we will see parcel splits.?

Boston: Public Hearing Open

John Hall: President & CEO of Chamber. Lobby in support for this. Key opportunities will serve the community.

Boston: Close Public Hearing

Eilers: Motion

Wottkop:: 2nd

All Members voted in Favor

5) Recommendation to Amend the Comprehensive Plan Land Use Map to Change the West 500 feet of Parcel 8417-30-100-003 from Parks/Open Space to Heavy Industrial

Boston: Accurate from previously discussed.
Valbracht: Motion to amend comp plan land use map
Eilers: 2nd

All Members voted in Favor

Meeting adjourned at 5:15 pm.

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February 24, 2022

To: Plan and Zoning Commission

From: Michelle Spohnheimer, Housing & Community Development Director

Re: Zoning Ordinance Re-write Project

Policy Issue: The City of Marshalltown is responsible for the administration and maintenance of the Zoning Ordinance for the community. This ordinance includes the text and a map.

Background: At the end of 2020 the Council approved a contract with Kendig Keast Collaborative (KKC) to complete a comprehensive re-write of the ordinance. In the past we have handled updates in-house but the need for experienced code developers was determined a priority for this project. Staff has spent the past year working closely with KKC to complete the project and present the proposed ordinance and map.

The ordinance includes 13 articles, the table of contents and the map. All of these items can be found on the City website: <https://www.marshalltown-ia.gov/708/Zoning-Ordinance-Re-write-Project>

Recommendation: Proposed Adoption Schedule

- Thursday, February 24, 2022 at 5:00 PM - Plan and Zoning Commission - Initial Presentation and Review. Include a virtual presentation from Kendig Keast Collaborative.
- Thursday, March 3, 2022 at 5:00 PM – Plan and Zoning Commission – Work Session
- Thursday, March 10, 2022 at 5:00 PM - Plan and Zoning Commission - PUBLIC HEARING and Recommendation to the City Council.
- Monday, March 14, 2022 at 5:30 PM - City Council - 1st Reading of the Ordinance
- Monday, March 28, 2022 at 5:30 PM - City Council - 2nd Reading of the Ordinance
- Monday, April 11, 2022 at 5:30 PM - City Council - PUBLIC HEARING and 3rd Reading of the Ordinance

Budget Impact: None

Attachment: None