

1. CALL TO ORDER.

Chairman Kern called the regular monthly meeting to order at 6:00p.m.

2. ROLL CALL.

Members Present: Kern, Moomey, Schramm, Moorman, Seidl
Members Absent: Budde, Proper, Arenholz,
Staff Present: Treharne, Hockett, Behrens

3. ELECTION OF OFFICERS.

Kern mentioned that due to the resignation of the current Secretary, Amanda Proper, a new Secretary needs to be appointed.

Motion by Moorman to nominate Moomey to be the Secretary, seconded by Seidl. All ayes, motion carried.

4. MINUTES.

a. Planning and Zoning – May 14, 2019

Motion to approve, Moomey, second Moorman. All ayes motion carried.

5. CITIZEN PRESENTATIONS

None.

6. DIRECTOR'S REPORT

Treharne updated the Commission on the airport land use discussion at City Council. He stated that the Commission would most likely see the airport zoning at their July meeting. An update was also provided on Robson's rezoning request that the Commission added conditions to; Treharne said the conditions were well received by Council. Lastly, he mentioned that the Central Corridor District Standards were approved at City Council.

7. COMPREHENSIVE PLAN AMENDMENT & REZONING – ONE RESEARCH CENTER

- a. Public hearing regarding an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Business Parks/Office to Multi-Family Residential and a rezoning request from O-1, Office Transitional to MR-2, High Density Multiple-Family Residential District located at 1330 East Post Road, Marion, Iowa.

Behrens presented the Future Land Use Map of the Marion Comprehensive Plan and rezoning requests. She displayed an exhibit showing the current and proposed Future Land Use Map and explained the differences. Behrens went on to explain the rezoning request by using a comparison exhibit of the current zoning, requested zoning, and future citywide rezoning changes. She informed the Commission that the elevation renderings and a site layout being shown was different than what was provided in their packets as staff had received updated exhibits.

Moomey asked if the Commission was acting on the requested zoning map or the citywide zoning map (on the zoning comparison exhibit). Behrens stated that the Commission was only acting on the applicant's request. She stated that staff provided the draft citywide zoning only as future context for the request. Moomey asked if there was any multi-family planned along Elim Drive as the area is saturated already (in reference to the proposed citywide zoning map). Behrens stated that staff had not received any other multi-family projects for the area.

Moorman asked about sidewalks. Behrens stated that a sidewalk will connect to the sidewalk along East Post Road, a walking area for residents will be provided in the rear, and a sidewalk connection to Oakbrook Drive near the driveway entrance will also be added.

Seidl asked if there was anything special regarding the project and wanted clarification on if the project is similar to rental units. Behrens stated that the project will be setup as a cooperative where the residents own a portion of the property. Seidl asked if the project is low income. Behrens stated that a representative of The Views would be able to better speak regarding the question.

Kern opened the public hearing at 6:08 p.m.

John Baumhoefener, 6753 18th Avenue, Keystone, Iowa – President, The Views Holding, spoke on the sidewalk connections that they will provide from the property to the public sidewalks. He mentioned that they currently have seven people signed-up for a unit. He went on to clarify how the cooperative housing is owned and managed differently from a condominium. Baumhoefener stated that the amenities are truly geared towards the residents as they have a say of what is provided.

Seidl asked for further clarification on how a cooperative is different than a condominium. Baumhoefener stated that residents own a share of the property, there is no legal description for the owner's unit like there is for a condominium. Every owner has a stake in the value of the property.

Scott Olson, 6467 Quail Ridge Dr SW, Cedar Rapids – Representative for the Magid family, he stated that the Magid family originally planned on expanding their office facility onto this property, but they no longer need the space as more people are working on the road as consultants. They are now selling the property to The Views as there was an agreement with the purchase of The Views site regarding an option to purchase this last lot for a cooperative housing project.

Kern closed the public hearing at 6:27 p.m.

- b. CPC Resolution No. 19-31 recommending approval of an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Business Parks/Office to Multi-Family Residential located at 1330 East Post Road, Marion, Iowa. (One Research Center)

Moomey commented that the project would be a great fit for the area.

Seidl stated that the project makes sense, especially with adjacent senior housing.

Motion by Seidl, seconded by Moomey to approve CPC Resolution No. 19-31 recommending approval an amendment to the Future Land Use Map of the Marion Comprehensive Plan from Business Parks/Office to Multi-Family Residential located at 1330 East Post Road, Marion, Iowa.

Roll Call:

Moorman	Aye
Schramm	Aye
Moomey	Aye
Seidl	Aye
Kern	Aye

All ayes, motion approved 5-0.

- c. CPC Resolution No. 19-32 recommending approval of a rezoning request from O-1, Office Transitional to MR-2, High Density Multiple-Family Residential District located at 1330 East Post Road, Marion, Iowa. (One Research Center)

Motion by Moomey, seconded by Moorman to approve CPC Resolution No. 19-32 recommending approval of a rezoning request from O-1, Office Transitional to MR-2, High Density Multiple-Family Residential District located at 1330 East Post Road, Marion, Iowa.

Roll Call:

Seidl	Aye
Schramm	Aye
Moorman	Aye
Kern	Aye
Moomey	Aye

All ayes, motion approved 5-0.

8. PRELIMINARY PLAT – ROBSON HOMES INC.

- a. CPC Resolution No. 19-33 recommending approval of The Commons at English Glen Phase 2 Preliminary Plat located north of 29th Avenue on either side of Winchester Drive extended. (Robson Homes Inc.)

Hockett presented the staff report and provided a brief background on the changes from the approved preliminary plat compared to the current request. He then went

over the rezoning request which was presented at the May Commission meeting and stated that it is currently going through the Council process. Hockett stated that the street layout has not changed from the approved preliminary plat to this request. Hockett mentioned that the request is consistent to the requests at the May meeting.

Kern reminded the Commission of the conditions that were placed on the rezoning request and asked if the Commission needed to place any conditions on their preliminary plat recommendation. Hockett stated that Council was in favor of the conditions that were placed on rezoning and that those conditions did not need to be placed on the preliminary plat.

Seidl asked for clarification regarding small text on the plat. Hockett stated that those are property owners and lot numbers.

Motion by Moorman, seconded by Moomey to approve CPC Resolution No. 19-33 recommending approval of The Commons at English Glen Phase 2 Preliminary Plat located north of 29th Avenue on either side of Winchester Drive extended.

All ayes, motion approved 5-0.

9. SITE PLAN REVIEW/CONDITIONS OF REZONING AGREEMENT- PERRY DEVELOPMENT PARTNERS LLC

- a. CPC Resolution No. 19-34 recommending approval of a site plan related to 809 6th Avenue associated with terms and conditions of Ordinance 16-09. (Perry Development Partners LLC)

Hockett presented the staff report and provided a brief background on how the request had changed from the request that was previously approved. He stated that the proposed concept includes five 11'x14' units constructed of primarily glass. He also mentioned the open space on the east portion of the site. He mentioned the progress on the brick house that is on the same site.

Annette Perry, Perry Development Partners LLC, gave a short presentation showing the Commission the type of product she is proposing to use. She also explained why she was moving away from the larger multi-tenant building at this time to the smaller individual units.

Kern asked where the bathrooms were located. Perry stated that there are two located in the brick house and if need be they could add port-a-potties. Moorman asked about people using the bathrooms and having to walk through the other business inside the house. Perry stated that there is a door that enters the area where the bathrooms are located.

Moomey asked about finding tenants to fill the spaces. Perry stated that all the tenants she has talked to are existing businesses and she does not believe she will have any trouble filling the spaces. She mentioned the types of businesses that she is wanting to be in the space.

Seidl mentioned that he likes the direction. Perry stated they are not permanent but also does not want a building with vacancies.

Moorman asked if the Commission could approve a higher quantity of units. Perry stated she does not want more because she does not want any vacancies. She did state there is room for more. Seidl asked if she could add more units in the future. Hockett stated that if Perry wanted to add a few more on the west side, staff would take a look, but if more units were added to the east side that would be considered a separate request.

Motion by Seidl, seconded by Moomey to approve CPC Resolution No. 19-34 recommending approval of a site plan related to 809 6th Avenue associated with terms and conditions of Ordinance 16-09.

All ayes, motion approved 5-0.

Moomey asked what the timeframe was to have these units in place. Perry stated she hoped they would be ready in September.

10. ADJOURN

There being no further business the meeting was adjourned at 7:02p.m.

Respectfully Submitted,

Seth Moomey, Secretary