

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
NOVEMBER 20, 2008

Call to order: 5:30 PM

Members Present:
Jon Boston, Chair
Jay Carollo
Richard Hessenius
Mary Schrader
Patrick Stansberry, Vice-Chair

Members Absent:
Max Buck
Sharon Greer

Adjournment: PM

1. Review and approval of minutes from 10/30/2008

Approved as distributed.

2. Public Hearing - TN New Zoning District

Item has been tabled for a further meeting due to a conflicting meeting with another group regarding the same topic.

Motion to Approve: Richard Hessenius 2nd: Mary Schrader

Motion Approved: 5-0

3. Public Hearing - 13th Street Rezoning

Item has been tabled for a further meeting due to a conflicting meeting with another group regarding the same topic.

Motion to Approve: Mary Schrader 2nd: Richard Hessenius

Motion Approved: 5-0

4. Discuss living quarters on commercial/industrially zoned land

Bob Olson was present to ask the Commission to reconsider allowing residential units in an industrial or commercial area. This was presented to the Commission and then Council earlier in the year as an ordinance change. Mr. Olson said this time he is asking for applicants to obtain a Special Use Permit, rather than a blanket ordinance change. The Commission said they were favorable to this idea and asked for more information from the fire department. Topic will be discussed at a subsequent meeting.

5. Recommendation on cell phone tower SUP - MHS Football Field

US Cellular was present to apply for a Special Use Permit to erect a cellular phone tower on an existing light pole at the Marshalltown High School football field. Several company representatives were in attendance to present the need for this tower at that specific location. Several residents spoke out against the application, saying it would diminish property values. In addition, Mr. Boston said the Commission has been advised by the city attorney to not hear any arguments surrounding potential health effects of the tower. There was some disagreement amongst residents opposed to this rule. Staff was advised to ask the city attorney to be present at the Board of Adjustment meeting.

Mary Schrader had to leave the meeting at 6:20 PM.

After a lengthy discussion about the appropriateness of the placement of the proposed tower, Mr. Carollo said this was the best location for the use. Mr. Hessenius said he also thought the location seemed appropriate. Mr. Stansberry thanked the public for taking the time to attend the meeting. He said regardless of how the vote went, community participation is a key to good government. Mr. Boston said this was the best location of the three the Commission has seen yet. (The other two being behind Aaron's Rentals and in the Best Vacuum Store parking lot.)

Motion to Approve: Jay Carollo 2nd: Patrick Stansberry

Motion Approved: 3-0, with Hessenius abstaining.

Mr. Carollo said it would be appropriate for the Commission to look at revamping the downtown parking requirements for existing buildings. Currently, most downtown landlords need to seek a variance to the parking requirement, which typically gets approved. He said the process needs to change because the variance process does not address the real issue, lack of parking coupled with required on-site parking. He proposed lessening the parking requirements. This topic will be addressed at a subsequent meeting.

With no further business the Commission adjourned.

Respectfully submitted,
Stephen Troskey, City Planner