

MINUTES  
MARSHALLTOWN PLAN & ZONING COMMISSION  
OCTOBER 12, 2017

Call to order: 5:00 PM

**Members Present:** Jon Boston-Chair, Sharon Greer-Vice-Chair, Keith Bloomquist, & Steve Valbracht

**Absent:** Fauna Nord & Angela Lins-Eich & Aimee Deimerly-Snyder

1. Approval of Minutes from September 9, 2017

Approved as distributed.

2. **REVIEW & RECOMMENDATION of Preliminary and Final Plat for Marshalltown Mall First Addition.**

Steve Troskey, CGA, and Ken Huge, Marshalltown Mall presented the Subdivision Plat for the Mall property. They discussed the four new lots being platted at each corner of the overall parcel. Two lots along Center Street would be for development. The larger parcel on the north east corner would be a potential lot for residential development in the future. The southeast parcel would be divided so that it could be dedicated as public right-of-way connecting Melissa Lane and Glenda Drive.

Spohnheimer discussed the sanitary sewer service is currently a private system. The City staff is recommending a signed memorandum of agreement be recorded outlining that all out-lots connected to the private system may not be sold off separately from the main mall ownership unless a public sanitary sewer connection is made.

Motion by Valbracht to approve the preliminary and final plat for the Marshalltown Mall First Addition with the condition that the memorandum is recorded with the plat. Second by Greer. Motion Carried 4-0

3. **PUBLIC HEARING Recommendation to City Council on the rezoning proposed Parcel J owned by Marshalltown Center IO LLC (Marshalltown Mall) from RC, Regional Commercial to R-4 Medium density Residential**

Steve Troskey, CGA, and Ken Huge, Marshalltown Mall, presented the rezoning request before the Commission. The Commission expressed concern over the rezoning at this time based on the uncertainty of the future development and lack of buffering between uses.

Ken Huge expressed that the owner was interested in rezoning but not putting the buffer into place at this point in time and if that was to be a requirement that they would not pursue the rezoning request. Spohnheimer confirmed that the request is being withdrawn at this time and requested a written confirmation be submitted to the office following the meeting to which Mr. Huge agreed.

**With no further business the Commission adjourned.**

Respectfully submitted,

Michelle Spohnheimer, Housing & Community Development Director