Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a public hearing at 7:00 p.m. on Tuesday, October 6, 2020.

**This meeting will be held remotely on zoom and can be accessed by visiting the following link**
https://zoom.us/j/91514390524?pwd=RFFBQkIwNCtPdXpPKzluUEJQL1ZkUT09
Passcode: 12345

**AGENDA**
**PLANNING AND ZONING COMMISSION**

**7:00 P.M.** **October 6, 2020**

Acting Chairperson Stan Stewart presiding

**ROLL CALL**: Bair ____, Adelberg ____, Duke_____, McGriff____, Baumann___.

**APPROVAL OF MINUTES FROM May 12, 2020:**

**APPROVAL OF AGENDA**:

**COMMUNICATIONS**: Randy Reavis and Gerald Adams resignation from Commission. New member.

**OLD BUSINESS**: Update to Ferguson Rezoning Request.

**NEW BUSINESS**:

1. Commission members to vote on Chairperson and Vice-Chairperson.

2. Review an application from Jack Morrison on behalf of Mayflower Homes to consider a request to rezone 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential.

3. Introduce Commission members to existing zoning situation downtown and proposed Merge Development and issues surrounding the height and front yard setback limitations of Grinnell's existing Zoning Regulations for the C-2: Central Business Zoning District.

**ADJOURN**:

P.S. If you are not able to attend, please call 641-236-2600 to let us know.
A quorum is required to take action on the items before the Commission.

# MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Randy Reavis called the meeting of the Planning and Zoning Commission to order at 7:03 p.m. on May 12, 2020.

**ROLL CALL:** Stewart __P__, Bair __P__, Adams __P__, Adelberg __P__, Duke __P__, McGriff__P__.

**Also in Attendance:** Tyler Avis, Dan Agnew, Ryan Ferguson, Thomas Grabinski, Cheryl Neubert, James Paulson

**APPROVAL OF MINUTES FROM January 21, 2020:** Duke made a motion to approve the minutes. Adams seconded the motion. Motion passed unanimously.

**APPROVAL OF AGENDA:** Adams made a motion to approve the minutes. Stewart seconded the motion. Motion passed unanimously.

**COMMUNICATIONS:** Mr. Avis explained that there had been one email received and one text message. Avis read the text message aloud for all to hear, and explained that the email stated they were against the zoning request because it would increase traffic and the proposed structure was out of line with the historic district.

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. Review an application from Ryan C & Carrie A Ferguson requesting 1510 Broad St to be rezoned from R-1: Single-Family Residential to R-2: Two-Family Residential

Chairperson Reavis asked for a staff report. Avis read the findings of staff from the Memo to the Board as it was written.

Reavis asked the Commission if any of them have any comments or questions.

Adelberg stated she did received a phone call from someone that was concerned about increased traffic on the alley, and that she does agree that this is a historical property and what is proposed is not within the style of the existing house.

Duke asked how much control the City has in controlling the property.

Avis explained that any new building on this lot or any lot has to meet the zoning regulations as they are currently written, but there are no architectural standards which iexist that could limit the types of materials used in structures.

Adams asked if this property is within a recognized historical district that limits what can and can't be built.

Avis explained that this property is within Grinnell's Historic District but there are not any formally adopted regulations which limit the types of construction within the district.

Stewart asked if this property is on the list of Nationally Historic Places or Properties.

Ryan Ferguson confirmed that it is.

Stewart asked if that changes the dynamic of being able to modify the property.

Avis explained that any new structure on the property likely wouldn't be on the list, and the structure being recognized as on the historic list of properties likely wouldn't limit any new construction.

Ryan Ferguson asked if he could explain the request but his connection quality was poor and could not be easily understood.

James Paulson expressed he was not in favor of the zoning request as the proposed building does not fit the historic nature of the neighborhood. He explained that he was successfully able to get a property historically registered about 20 years ago, and the process was difficult and there were things that they had to meet, such as the look of the chimney, in order for it to qualify.

Avis asked if a detached structure on the same property would have any negative effect on a structure that is listed on the registry.

Paulson stated it likely wouldn't but it would be detrimental to the spirit of the historic house and property, and it may be insensitive. He further stated the Historic Preservation Committee of Grinnell doesn't have the legal status in the City to limit a structure from being built, but a City such as Pella has given the authority to protect their historic district. Paulson further explained that control is something that Grinnell's Historic Preservation Commission is hoping to be granted by the City to the Commission. He further explained that the sign placed by the realty company just north of McNally's is something that most of the people living in the Historic District in Grinnell weren't happy about, but it did meet Grinnell's Zoning Regulations. He continued to explain that is the type of project he wishes the Historic Preservation Commission had more authority over.

Cheryl Neubert stated that the Historic Preservation Commission met the night before and felt they didn't have enough information to make a position statement, which is why many of them were in attendance tonight to see if there is more information they can gather.

Ferguson asked if he is able to be heard.

Avis explained that it is difficult to hear.

Someone asked if the City was looking to rezone the entire block.

Avis explained that it would just be this individual property.

The individual stated they thought that wasn't allowed.

Avis explained that spot zoning is what is not allowed, and explained an example of what that would be.

Adams asked Reavis to confirm if they are to be concerned with the zoning or the construction.

Reavis confirmed that the Commission deals with zoning.

Adams made a motion to table the request to a later date so that the applicant could commutate effectively. McGriff seconded the motion. The motion passed unanimously.

**INQUIRIES:** None

**ADJOURN:** Reavis moved that the meeting be adjourned. Stewart seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:27 p.m.

ATTEST: _____ RANDY REAVIS, CHAIRPERSON

_____

SECRETARY

# PETITION FOR REZONING

To the Honorable Mayor, City Council, and City Planning & Zoning Commission:

Ladies and Gentlemen: Date: 7/28/2020

We, the undersigned, owners of 50% or more of the property described in paragraph 2 below, do hereby respectfully petition to amend the present zoning ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. The undersigned owns property within the area, which is requested to be rezoned.
   Owner: Mayflower Homes

   By: _____ Date: _____
   Title: _____

2. That the area to be rezoned is contained in the following legal description:
   1105 and 1109 Hamilton Avenue

3. That it is required and desired that the foregoing property to be rezoned from the R-2 Districts to the R-3 District.

4. That the reasons for requesting the change are as follows:
   A replat of these two properties to combine them into one has been completed. The intent is to construct multiple dwellings on the proeprty which is only permitted in the R-3 Zoning District.

5. That the undersigned, who own property within a 200' radius of the requested property to be rezoned, are acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

Respectfully,

| Signed (Name) | (Address) |
|---|---|
| Jack Morrison for Mayflower Homes Inc. | 616 Broad St. |

502 STATE
508 STATE
516 STATE
520 STATE

526 STATE
1110 1st AVE

CITY OF GRINNELL
520 Fourth Avenue
Grinnell, Iowa
50112-1947
Phone: 641-236-2600
Fax: 641-236-2626

MAYOR

DAN F. AGNEW
dagnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
*At-Large*

JIM WHITE
*At-Large*

JULIE DAVIS
*1st Ward*

JO WRAY
*2nd Ward*

RACHEL BLY
*3rd Ward*

LAMOYNE GAARD
*4th Ward*

ADMINISTRATION

RUSSELL L. BEHRENS
*City Manager*
RBehrens@grinnelliowa.gov

ANNMARIE WINGERTER
*City Clerk/Finance Director*
AWingerter@grinnelliowa.gov

WILLIAM J. SUEPPEL
*City Attorney*
billjs@meardonlaw.com

*Visit us at*
*www.grinnelliowa.gov*

September 17, 2020

Re: Planning and Zoning Commission Meeting

I want to let you know that a Planning and Zoning Commission meeting has been set for Tuesday, October 6, 2020 at 7:00 p.m. The meeting will be held remotely through Zoom, and I will include the information to access the meeting is below and will be included in an email.

The Commission will review an application from Jack Morrison on behalf of Mayflower Homes to consider a request to rezone 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential, and staff will introduce the Commission members to the existing zoning situation downtown and a proposed development by Merge Development and the issues surrounding the height and front yard setback limitations of Grinnell's existing Zoning Regulations for the C-2: Central Business Zoning District.

Please let me know as soon as possible if you will not be able to attend this meeting since we want to be sure to have a quorum.

https://zoom.us/j/91514390524?pwd=RFFBQkIwNCtPdXpPKzluUEJQL1ZkUT09

Meeting ID: 915 1439 0524
Passcode: 12345
One tap mobile
+19292056099,,91514390524#,,,,,0#,,12345# US (New York)
+13017158592,,91514390524#,,,,,0#,,12345# US (Germantown)

Sincerely,

Tyler Avis
Director of Building and Planning

**MEMORANDUM TO THE PLANNING AND ZONING COMMISSION**

September 17, 2020
*7:00 p.m.*

Approval of May 12, 2020 Meeting Minutes

OLD BUSINESS:
Update to Ferguson Rezoning Request.

NEW BUSINESS:
1. Commission members to vote on Chairperson and Vice-Chairperson.
2. Review an application from Jack Morrison on behalf of Mayflower Homes to consider a request to rezone 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential.

Findings of Staff

Over the past few months the applicant has discussed constructing two new structures on these two properties that would be combined and then joined with the property to the north which also houses residential structures. The applicant has completed a plat of survey which does combine the properties into one, and the Recorder has stated that the plat of survey can be used to join it to the larger parcel to the north. Upon reviewing the zoning of the site, it was found that these properties are zoned as R-2: Two-Family Residential, and would need to be rezoned to R-3: Multifamily Residential which is the zoning district which allows multiple dwellings on the same lot(s). The proposed structures will be required to meet all setbacks and the proposed site plan indicates there will be no issues with those regulations.

3. Introduce Commission members to existing zoning situation downtown and proposed Merge Development and issues surrounding the height and front yard setback limitations of Grinnell's existing Zoning Regulations for the C-2: Central Business Zoning District.

You are further notified that the time and place of the public hearing will be
Tuesday, October 6, 2020 at 7:00 p.m. hosted on Zoom at which time any interested party will be heard concerning this matter, and the Commission shall make a decision to make a recommendation to City Council on the approval or disproval of this rezoning request.

https://zoom.us/j/91514390524?pwd=RFFBQkIwNCtPdXpPKzluUEJQL1ZkUT09
Meeting ID: 915 1439 0524
Passcode: 12345
One tap mobile
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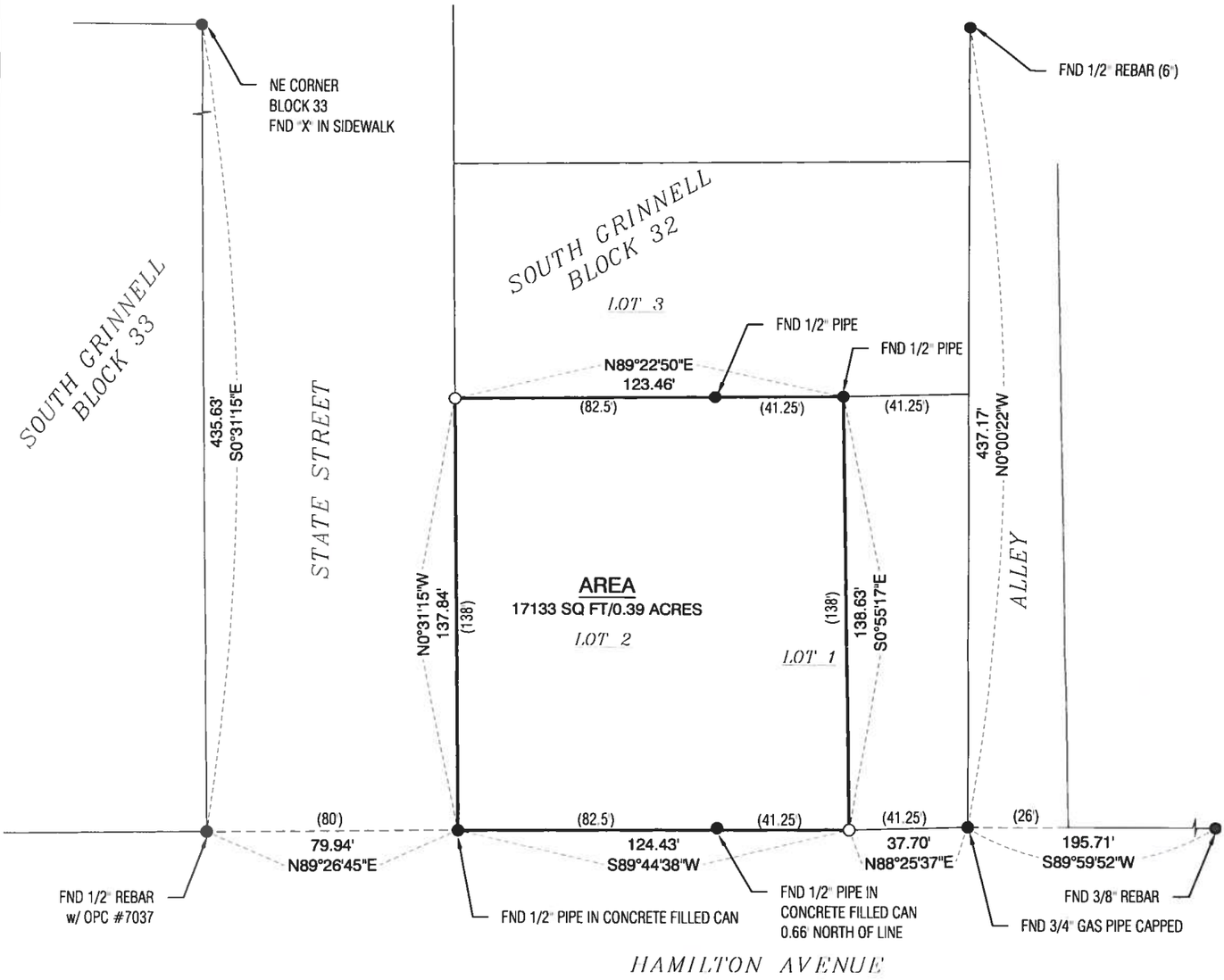
+13017158592,,91514390524#,,,,,0#,,12345# US (Germantown)

Respectfully submitted
Tyler Avis Director of Building and Planning

# PLAT OF SURVEY
# RETRACEMENT

| INDEX LEGEND | |
|---|---|
| LOCATION: | W1/2 OF LOT 1 AND LOT 2 IN BLOCK 32, SOUTH GRINNELL, POWESHIEK COUNTY, IOWA |
| PROPRIETOR: | MAYFLOWER HOMES, INC. |
| SURVEY REQUESTED BY: | JACK MORRISON |
| FIELD WORK COMPLETED: | 11/26/2019 |
| SURVEY PREPARED BY:<br>RESPOND TO:<br>JEREMY HARRIS | CLAPSADDLE-GARBER ASSOCIATES, INC,<br>16 EAST MAIN STREET, P.O. BOX 754,<br>MARSHALLTOWN, IOWA 50158<br>PHONE 641-752-6701<br>JHARRIS@CGACONSULTANTS.COM |


Instrument #: 2019-03870
12/26/2019 09:48:05 AM Total Pages: 1
OSPC SURVEYS PLATS CONDOMINIUMS
Recording Fee: $7.00 Transfer Tax: $0
Dianna Longhenry, Recorder, Poweshiek County Iowa


DESCRIPTION BK 900, PG 240 AND BK 885, PG 389
THE WEST HALF OF LOT ONE IN BLOCK THIRTY-TWO, SOUTH GRINNELL , IOWA, ACCORDING TO THE PLAT THEREOF APPEARING OF RECORD IN BOOK A PAGE 74.
AND
LOT TWO IN BLOCK THIRTY-TWO, SOUTH GRINNELL , IOWA, ACCORDING TO THE PLAT THEREOF APPEARING OF RECORD IN BOOK A PAGE 301. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- ● PARCEL OR LOT CORNER MONUMENT FOUND
- ○ SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- ( ) RECORDED AS

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

N

SCALE 1"=50'
0 50'

MAYFLOWER HOMES SURVEY
POWESHIEK COUNTY

JEREMY A. HARRIS
LICENSED
22259
IOWA
PROFESSIONAL LAND SURVEYOR

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Jeremy Harris 12-19-19
JEREMY A. HARRIS, PLS date
Iowa License Number 22259
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal: THIS SHEET

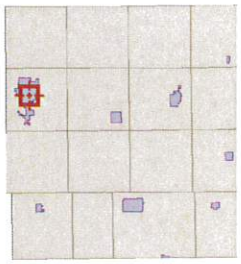
CGA
Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

| DRAWN | SHEET NO. |
|---|---|
| CAQ | 1 |
| DATE | PROJECT NO. |
| 12-2-2019 | 78589.05 |

J:\78589\dwgs\Survey\dwg\78589 Plat Survey.dwg - Plat LEGL - 12-19-19 - 8:46am - caq288

# Beacon™ Poweshiek County, IA

Overview



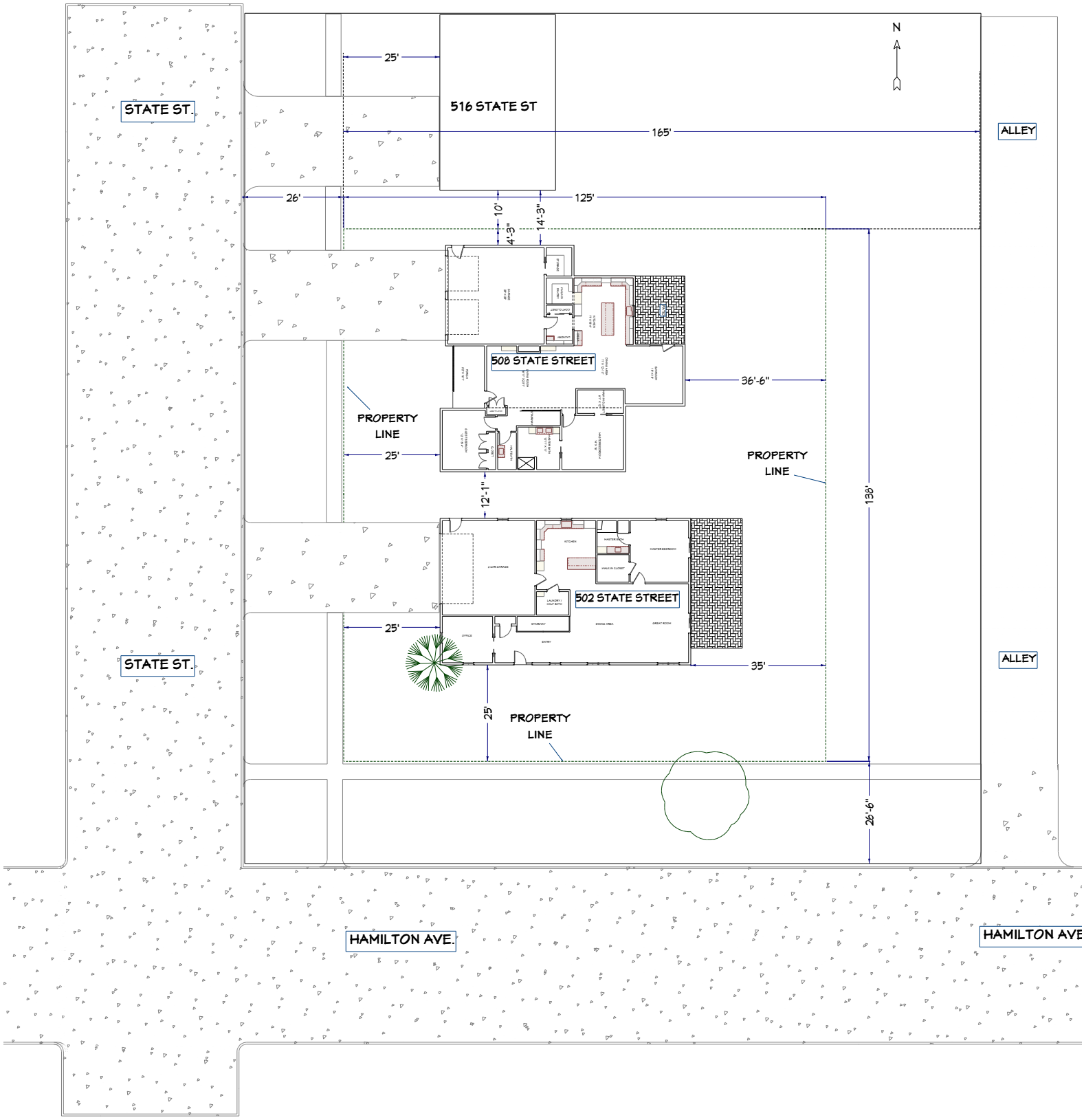
Legend

- Corp Limits
- Political Township
- Parcels
- Roads

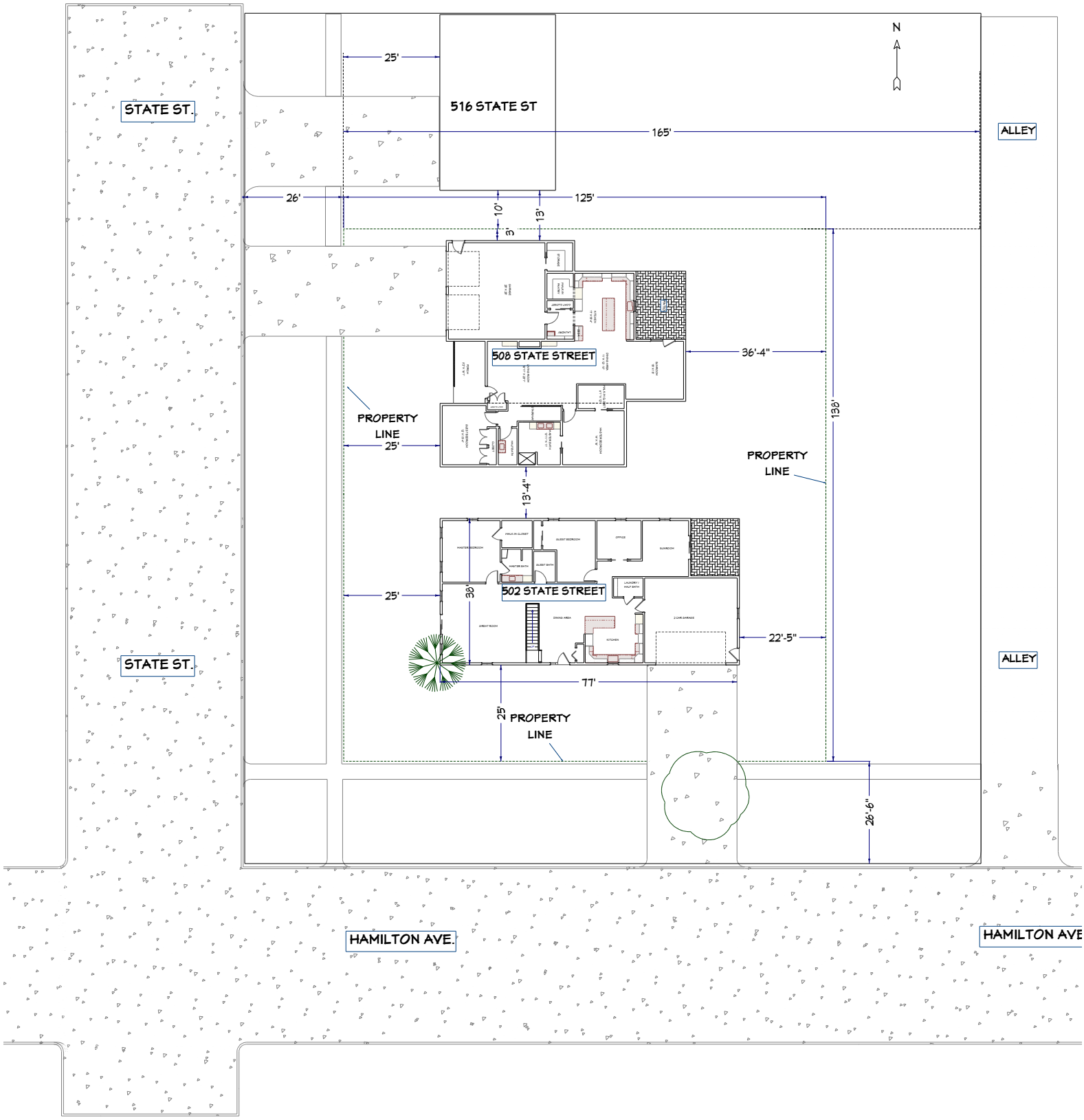
Date created: 7/23/2020
Last Data Uploaded: 7/22/2020 6:50:18 PM

Developed by Schneider GEOSPATIAL

# MAYFLOWER COMMUNITY
# SITE PLAN
# 502 - 508 STATE STREET



# MAYFLOWER COMMUNITY
## SITE PLAN
## 502 - 508 STATE STREET



September 17, 2020

CITY OF GRINNELL
520 Fourth Avenue
Grinnell, Iowa
50112-2043
Phone: 641-236-2600
Fax: 641-236-2626

MAYOR

Dan Agnew
DAgnew@grinnelliowa.gov

CITY COUNCIL

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*At—Large*

JIM WHITE
*At—Large*

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*City Manager*
RBehrens@grinnelliowa.gov

WILLIAM J. SUEPPEL
*City Attorney*
billjs@meardonlaw.com

P. KAY CMELIK
City Clerk
Kcmelik@grinnelliowa.gov

*Visit us at*
*www.grinnelliowa.gov*

Dear Property Owner:

An application from Jack Morrison on behalf of Mayflower Homes to consider a request to rezone 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential has been submitted to the Planning and Zoning Commission.

**You are receiving this letter because you are within 200 feet of the subject site.**

The meeting regarding this application will be discussed at the Planning and Zoning Commission meeting at 7:00 p.m., on Tuesday, October 6, 2020. This meeting will be held remotely on zoom. You may submit your views on this application in person, by letter, or by a representative at the meeting.

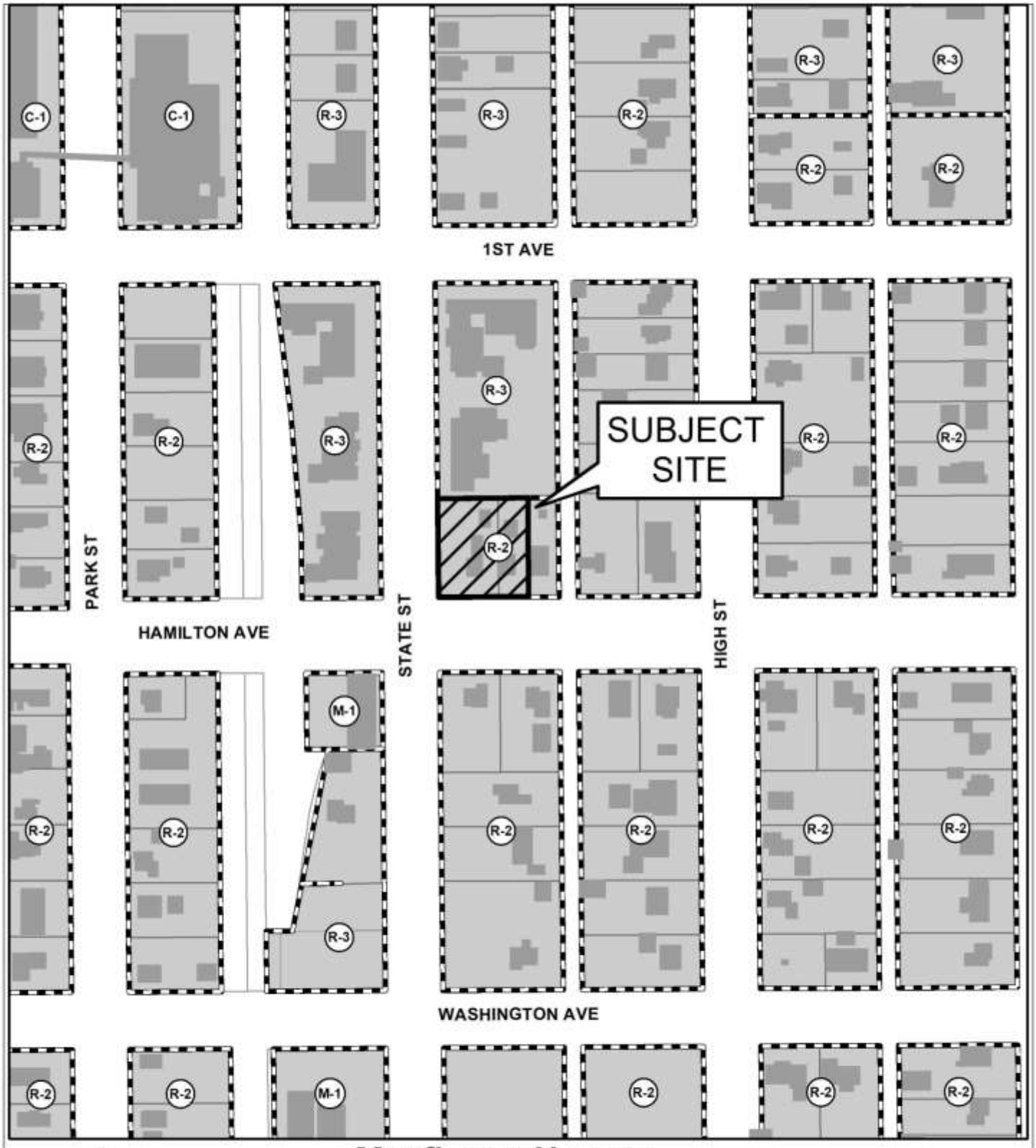
https://zoom.us/j/91514390524?pwd=RFFBQkIwNCtPdXpPKzluUEJQL1ZkUT09

Meeting ID: 915 1439 0524
Passcode: 12345
One tap mobile
+19292056099,,91514390524#,,,,,,0#,,12345# US (New York)
+13017158592,,91514390524#,,,,,,0#,,12345# US (Germantown)

The Planning and Zoning Commission will give their recommendation to City Council.

Sincerely,

Tyler Avis
Planning and Zoning Commission Secretary
Director of Building and Planning




# Mayflower Homes
# Rezoning Request

Grinnell
Jewel of the Prairie

Parcels
City of Grinnell Zoning
Building Footprint

N

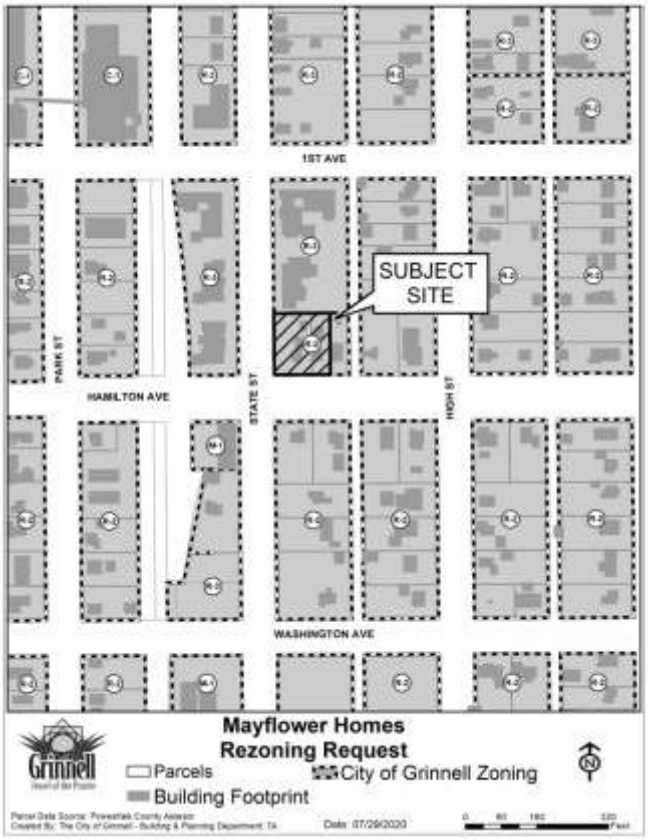
Parcel Data Source: Poweshiek County Assesor
Created By: The City of Grinnell - Building & Planning Department: TA

Date: 07/29/2020

0 80 160 320 Feet

**PLANNING AND ZONING COMMISSION**
**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a request has been received from Jack Morrison on behalf of Mayflower Homes to consider a request to rezone 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential.

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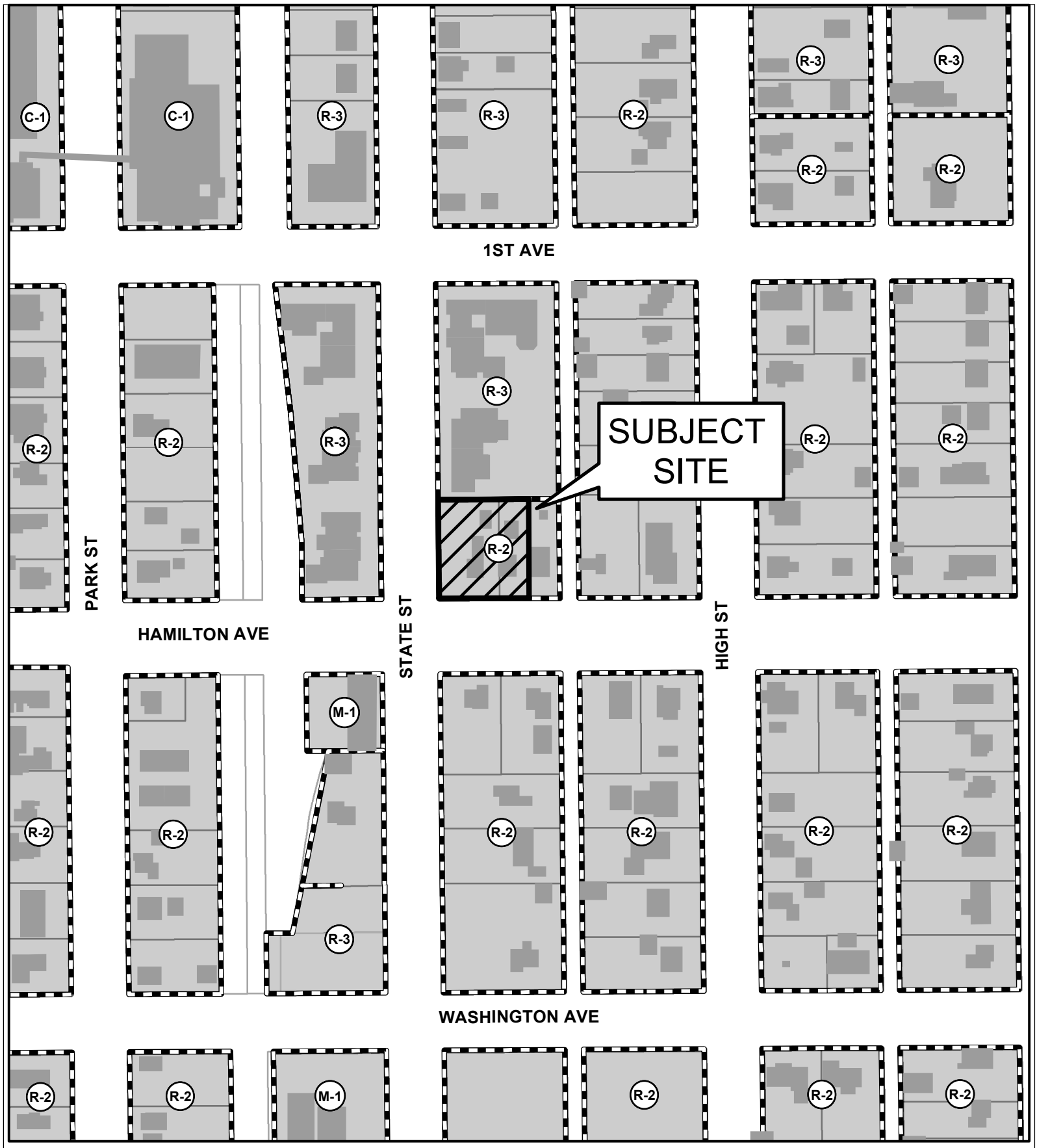
Meeting ID: 915 1439 0524
Passcode: 12345

Tyler Avis
Building and Planning Director

Legal Notice
Publish: September 21, 2020

**PUBLIC NOTICE**

**The Planning and Zoning Commission of the City of Grinnell will meet for a meeting on October 6, 2020 at 7:00 p.m. The agenda will include a request received from Jack Morrison on behalf of Mayflower Homes to consider a request to rezone 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential. Access to the meeting can be found by visiting: https://zoom.us/j/91514390524?pwd=RFFBQkIwNCtPdXpPKzluUEJQL1ZkUT09**
**Meeting ID: 915 1439 0524 Passcode: 12345**




# Mayflower Homes
# Rezoning Request

Grinnell
Jewel of the Prairie

Parcels
City of Grinnell Zoning
Building Footprint

N

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Created By: The City of Grinnell - Building & Planning Department: TA

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