

Minutes of the Marion County Board of Adjustments via Virtual Meeting on Microsoft Teams  
July 21, 2020

The Marion County Board of Adjustments met via Teams virtual meeting in accordance with Marion County's Disaster Declaration and pursuant to Iowa Code 21.8, This meeting will be held electronically as valid concerns exist that an in-person meeting would be impossible or impractical in seeking to adhere to Governor Reynolds State of Public Health Disaster Emergency Proclamation related to COVID-19 Community Spread Mitigation on July 21, 2020 at 5p.m.

Attendees of the virtual meeting were Jan Szlachetka, Danielle Huffine, Michael Kacmarynski, Dale Miller, and petitioner Rob Sims.

Vice Chairperson Danielle Huffine called the meeting to order. Members present were Danielle Huffine, Jan Szlachetka Michael Kacmarynski and Dale Miller were all present either through computer or phone access.

Vice Chair Huffine called for a motion to approve the minutes from the June 16, 2020. Szlachetka made a motion to approve Huffine seconded the motion.

Szlachetka	yes
Huffine	yes
Miller	abstained
Kacmarynski	abstained

The BOA welcomed new members Dale Miller and Michael Kacmarynski to fill the vacancies of Linda Hicks and John Franey.

Huffine opened the public hearing for Petition 62776 – Robert and Wendy Sims, property address is 1052 218<sup>th</sup> Ave., Pella (legal: NE ¼ of the SE ¼ of 21-76-18). The petition request is for Special Use Permit in an A-1 zoning district to allow for an indoor archery range in accordance with 55.24 (2) Recreation – Gun clubs, skeet shooting ranges and other similar uses as defined by the Marion County Zoning Ordinance.

Poffenbarger explained the request is a use change of an existing building. The current building was built in 2010 as an indoor horse arena. Mr. Sims no longer has or trains horses and is looking to utilize the building for other uses. The proposed indoor archery range would be operated by Total Outdoorsmen through a lease agreement. The lease area is 30' x 200'. The space has been divided into 3 lanes which can accommodate 3 people at a time. The lanes are lined with wood and rubber belting with extra lighting added for safety. Total Outdoorsmen also occupies the office and open space to the east of the archery range. The remainder of the building is occupied by Sims at this time for storage.

Poffenbarger explained Special Use Permits are required for certain uses within the A-1 zoning district to insure the use is compatible with the neighborhood and all requirements are met including a site plan to be reviewed by the Zoning Commission and the Board of Supervisors.

Correspondence was received from Stan Dykstra, neighbor wondering if there would be a rezoning and how that would affect his property.

All activities will be completely contained within the building.

Total Outdoorsman is a Christian based group with focus on family time and bonding as well as providing structure for kids in need of guidance.

Poffenbarger explained the County Engineer has no concerns as there is an existing driveway used for the arena.

The driveway goes clear around the building for traffic flow.

Marion County Environmental Health has given the green light on the current septic system installed when the building was built.

There are 26 parking spots along the west side of the building with plenty of overflow parking and 2 ADA paved spots to the south of the building.

Huffine asked about the hours of operation. Sims explained that although all members will have access to the building 24/7 by key code events such as workshops will have set hours. Sims will provide those hours to the Zoning Office. Hours reported to the zoning office were as follows: Weekend events will be 6a.m. to 9p.m. and any afterschool events will be 3:30p.m. to 9p.m. The member access will be reviewed in 6 months to see if it is working.

The property has a night watchman quarters occupied by a member of Total Outdoorsmen.

There will be 24 hours surveillance cameras to monitor the activity.

Poffenbarger explains the building sets in the middle of 40 acres and the closest house is about 400'. This house is also owned by Sims. The nearest residence otherwise is about 1300' away.

After discussion from the BOA Vice Chair Huffine called for a motion on Petition 62776 – Rob and Wendy Sims Special Use Permit request for an indoor archery range. Szlachetka made a motion to approve the Special Use Permit and Kacmarynski seconded the motion. A roll call vote was taken

Szlachetka	yes
Huffine	yes
Miller	yes
Kacmarynski	yes

The site plan will move forward to the Zoning Commission.

Huffine called for a motion to adjourn the meeting. Kacmarynski made the motion and Miller seconded the motion. All in favor; meeting adjourned.

Minutes by Melissa Poffenbarger