

Minutes of the Marion County Zoning Commission Meeting  
September 15, 2020

The Marion County Zoning Commission met on at September 15, 2020 at 5:30p.m. 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.

Members present were Alan Terpstra, Sandy Agan, Keith Davis, and petitioner Wade Hamre.

The minutes from the July 21, 2020 meeting were reviewed. Terpstra called for a motion to approve minutes; motion was made by Agan with a second by Davis; minutes approved.

Petition 66637- Wade and Malory Hamre made request for a rezoning of the property described as: From deeds in Book 2009, Page 695 & 696, the description for parcel 12873-001-00 would be: All that part of the NE ¼ of the NE ¼ of Section 33 lying East of the old County Road, except beginning at a point 150 feet West of the Northeast corner thereof, thence South 96 feet, West to said County Road, thence Northerly along said County Road to the North line of said ¼ ¼, thence East to the point of beginning; and the East 150 feet of Lot 3 of the SE1/4 of Section 28, all in Township 76 North, Range 18 West of the 5th P.M. The request is to rezone from A-1; Agricultural to A-R; Ag Residential to allow for a parcel split in an area where the density of the tract requires a rezoning in accordance with 55.24 (6) Bulk Zoning Regulations for Marion County. There are currently 4 buildable parcels in the subject 40-acre tract.

The property is a family farm. This tract is the lays right next to another dwelling making it the logical place to put a home as to not interfere with the farming of the rest of the land.

Poffenbarger explained that the area has 4 buildable lots but there is only one other home.

This area is in a flood plain and State and County flood plain permits are required to obtain a building permit.

Poffenbarger explained the request is within the scope of the Land Use Plan which shows this area of green space that allows for various zoning districts. There are other rural residences in the area.

With no further questions Terpstra called for a motion. Davis made a motion to approve the site plan and Agan seconded the motion. A roll call vote was taken.

Terpstra	aye
Agan	aye
Davis	aye

Terpstra opened discussion about the waiver of subdivision presented to the Commission by Wade Hamre.

Poffenbarger explained again that although there are 4 buildable lots in this tract there is only one other home. Given the flood plain factor Poffenbarger does not feel this area will be a highly developed area.

Poffenbarger explained only one waiver per tract is granted so if a waiver is granted any further splits are done they will require a subdivision.

Terpstra asked if this was consistent with other actions the commission has taken with similar situations. Poffenbarger explained it was. The property meets the minimum lot frontage to a dedicated county road and the lot will meet the minimum lot size of 3 acres net minimum.

With no further questions Terpstra called for a motion to approve the waiver of subdivision. Agan made a motion to approve the site plan and Davis seconded the motion. A roll call vote was taken.

Terpstra	aye
Agan	aye
Davis	aye

Terpstra called for a motion to adjourn. Davis made the motion and Agan seconded the motion to adjourn; all ayes.

Minutes by Melissa Poffenbarger