

Minutes of the Marion County Board of Adjustments
February 23, 2021

The Marion County Board of Adjustments met via Teams virtual/in person 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 February 23, 2021 at 5p.m.

Attendees of the virtual meeting were Jan Szlachetka, Danielle Huffine, Dale Miller and petitioner Doug and Jana Van Polen.

Poffenbarger called for nominations for chairperson. Szlachetka made a motion for Huffine and Miller seconded the motion. A roll call vote was taken, all ayes. Huffine will become chairperson for the upcoming year.

Szlachetka yes

Miller yes

Huffine yes

Huffine called for nominations for vice chairperson. Szlachetka made a motion for Miller and Huffine seconded the motion. A roll call vote was taken; all aye. Miller will be the vice chairperson.

Szlachetka yes

Miller yes

Huffine yes

Chairperson Huffine called for a motion to approve the minutes from October 20, 2020. Miller makes a motion to approve with correction and Szlachetka seconded the motion. A roll call vote was taken.

Huffine yes

Szlachetka yes

Miller yes

Doug and Jana Van Polen were present to request a variance on the paving requirements per 55.31(7)(A) at 2125 Hwy 5, Bussey, IA and the legal is: ZONING AREA DESCRIPTION: The W1/2 of the NW1/4 of Section 17, Township 74 North, Range 18 West of the 5th P.M. lying west of Parcel B thereof according to Plat of Survey recorded in Book 241, Page 16, except the South 478 feet thereof; AND the East 1000 feet of the SE1/4 of the NE1/4 of Section 18, Township 74 North, Range 18 West of the 5th P.M.

Poffenbarger explains the proposed parking drive and parking lot will be required to be paved according to 55.31 (7) A Parking Lot Design Standards. Parking lots that are projected to either generate one hundred (100) or more average daily trips or are required to include fifty (50) or more parking stalls shall be paved, including paving of all driveways, stalls, and aisles. Paved lots shall be surfaced with a flexible hot-mix asphalt or rigid Portland cement concrete pavement and shall be designed in conformance with Statewide Urban Design and Specifications (SUDAS) including prepared subgrade and subbase.

Poffenbarger explains Van Polen's are proposing 2 event barns/ lodges on the property described.

Phase One is the existing buildings which is a 3600 square foot event facility and a 3375 square foot lodge; requiring 36 spots for the event barn and 4 spots for the existing lodge. 3 of the spots will be ADA compliant spots. Phase 1 does not require paving.

Proposed Phase 2 is an additional 85 proposed spots therefor triggering the paving requirements is 55.31 (7) A.

Poffenbarger explains the proposal is as follows:

1. Pave the approach within the Right of Way in accordance with 55.22 (B) Any off-street parking area having access from a paved public street or highway shall have a paved approach within the public right-of-way. The pavement materials for the approach, size and location of any required culverts, and the location for all driveway approaches shall be approved by the County Engineer. Refer to Section 55.31 for parking lot design standards associated with site plans.
2. Pave a total of 50 parking spots dispersed between the 3 parking lots.
3. Gravel the 925 feet 24-foot-wide driveway
4. Gravel the 340 feet 24-foot-wide access road to the proposed lodge.

Poffenbarger explained that the access off Highway 5 is being moved 250 feet to the north. By moving the driveway north, it will not be directly across from the closest neighbor. The DOT has approved the driveway entrance.

The proposed gravel driveway is a private drive. No other properties are serviced by drive.

Poffenbarger explained there was no input from the notified neighbors.

Satisfied with the details of the request Chairperson Huffine called for a motion on Petition 72455 – Doug and Jana Van Polen's request of a waiver on 55.31 (7) A. Szlachetka made the motion and Miller seconded the motion. A roll call vote was taken.

Huffine yes

Szlachetka yes

Miller yes

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

Minutes by: Melissa Poffenbarger