

Minutes of the Marion County Zoning Commission Meeting
February 23, 2021

The Marion County Zoning Commission met on February 23, 2021 at 5:30p.m. 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.

Members present were Alan Terpstra, Sandy Agan, Sarah Trefth, and Keith Davis. Other participants were Doug and Jana Van Polen.

The minutes from the January 19, 2021 meeting were reviewed. Chairman Terpstra called for a motion to approve minutes; Agan made the motion with a second by Davis.

A proposed change to the Marion County Land Use map is being recommended for the following described area: 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 explained there is Highway Commercial directly across the road from the subject property. Given the location on a state highway with a sparse rural residential population the change seems acceptable.

According to the Land Use compatibility chart the Highway Commercial and Agricultural are reasonably compatible.

With no further questions Terpstra called for a vote. Trefth made a motion for approval and Agan seconded the motion. A roll call vote was taken.

Terpstra	aye
Agan	aye
Davis	aye
Trefth	aye

Petition– 72455 – Doug and Jana Van Polen are requesting the rezoning of 2125 Hwy 5, Bussey. The LEGAL 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. The total area of the rezoning request is approximately 47.5 acres. Poffenbarger explains Van Polen's own 110 acres.

The rezoning request is to go from A-1; Agricultural to C-2; Highway Commercial. The proposed use is for reception venue. Marion County Ordinance 55.26 – C-2 allows for Private and public event centers, banquet halls, party barns and Private clubs, lodges including those holding a beer permit or liquor license.

There is C-2; Highway Commercial directly across the road for DeVore Homes and a cell tower approved in 2019.

A portion of the property was zoned C-2; Highway Commercial from 1976 until 2005 when the property was rezoned back to A-1; Agricultural due to the sale of the property.

There is a DOT approved Class B access onto the property. The access will be moved 250 feet north of the current location out of respect for the rural residential home across the highway.

Poffenbarger explains the current layout and the proposed layout will be covered in the site plan review.

Hours of operation 10am to Midnight 7 days a week.

All bands to be done by 11p.m. There is a natural berm on the property that will help with noise.

There will be 3 employees for the Phase 1 project.

Facility amenities -Current two barns to rent for events and one with sleeping lodge, Tables, chairs, linens will be provided for gatherings.

Allowed uses of the property - Now and future gathering of any kind, Wedding, Family reunions, Corporate events. Lodge for overnight accommodations

Poffenbarger explained there was no correspondence with any of the notified neighbors.

With no further questions Terpstra called for a vote. Davis made a motion for approval and Treft seconded the motion. A roll call vote was taken.

Terpstra	aye
Agan	aye
Davis	aye
Treft	aye

Poffenbarger presented the site plan review portion of Petition 72455 for the existing buildings.

Event facility – 3,600 sq. ft.

Lodge facility – 3,375 sq. ft. – 4-bedroom lodge

36 parking spots with 10 paved in Phase 1.

3 additional ADA parking spots

The current septic has been approved by Marion County Environmental Health for the Phase 1 buildings.

The access has been approved at the proposed location by the Iowa DOT.

The existing drive is 925 feet and 24 feet wide gravel drive with a paved approach in the Right of Way.

There is no grading proposed in Phase 1. Both buildings are existing.

There are many existing trees and open space. No proposed extra plantings in Phase 1.

No detention or drainage plans required for Phase 1.
The parking spots are 18' x 8'6" with 24' wide aisle.

MidAmerican Energy is the electrical provider.

Marion County Rural Water is the water provider.

Does not meet sprinkler requirements.

Proposed signage is undetermined currently. There will be a sign at the entrance. The owner is aware they must meet Marion County Code 55.20.

Currently the location of the trash dumpster is undetermined.

With no further questions Terpstra called for a vote. Davis made a motion for approval and Treft seconded the motion. A roll call vote was taken.

Terpstra	aye
Agan	aye
Davis	aye
Treft	aye

Terpstra called for a motion to adjourn. Treft made the motion and Davis seconded the motion to adjourn, all ayes.

Minutes by Melissa Poffenbarger