

Minutes of the Marion County Zoning Commission Meeting
June 15, 2021

The Marion County Zoning Commission met in person on June 15, 2021, at 4:30p.m. 3014 East Main St., the Marion County Office Building.

Members present were Alan Terpstra, Sandy Agan, Larry De Zwarte, Sarah Treft, Keith Davis and Randy Bogaard.

Poffenbarger explained that 65 property owners were notified of the proposed plat. The Zoning Office received one email and one property owner is attending the meeting online. Online attendees were Jason and Jennifer Howe-Vachon.

The minutes from the April 20, 2021, meeting was reviewed. Chairman Terpstra called for a motion to approve the minutes; motion was made by Agan with a second by Treft. A roll call vote was taken. All Ayes.

Petition – Div78124 Hunter’s Ridge Preliminary Plat 5 was presented on behalf of MRN Partnership. The legal description is: The East ½ of the SW 1/4 of Section 1, Township 76 North, Range 19 West of the 5th P.M., except for the following 5 tracts:

- 1) Beginning at the Southeast corner thereof, thence North 71 links to the center of the public road, thence along the center of said road North 86’ 54’ West to the West boundary line of said E ½ of the SW ¼, thence South to the Southwest corner, thence East along the South boundary line of said Section to the place of Beginning.
- 2) That part thereof contained in Hunter’s Ridge Addition- Plat 1, according to Plat recorded in Book 263 Page 67, Deed Record.
- 3) That part thereof contained in Hunter’s Ridge Addition- Plat 2, according to Plat recorded in Book 2001 Page 6735, Deed Record.
- 4) That part thereof contained in Hunter’s Ridge Addition- Plat 3, according to Plat recorded in Book 2001 Page 6736, Deed Record.
- 5) That part thereof contained in Hunter’s Ridge Addition- Plat 4, according to Plat recorded in Book 2004 Page 8148, Deed Record.
and subject to retained access easement over the area described in the Easement Plat recorded on Box 2011, Page 2171.

Poffenbarger goes on to explain this is the last phase of Hunter’s Ridge. The proposed phase is 8.65 acres with 17 lots and the continuation of 183rd Pl. with 184th Pl.

The zoning of Hunter’s Ridge is R-1; Single Family Residential. The lots range in size from .30 acres to .55 acres. The minimum lot size is 10,000 sq. ft. since there is sewer in Hunter’s Ridge.

The preliminary plat has been reviewed by Marion County Zoning, E911, County Engineer, Environmental Health, and the Auditor’s Department. The plat meets the requirements defined by Chapter 56, Marion County Subdivision Ordinance. Poffenbarger sent the checklist used to the Commission with the comments for each area pertinent to the proposed plat.

Poffenbarger discusses with the commission the uniqueness of Hunter’s Ridge. The subdivision has been developed under four different ordinances. The development started in 1999 with Plat 1, Plat 2 and Plat 3 in 2001 and Plat 4 in 2004. This has included 3 different versions of Marion County’s Ordinance and Pella’s Zoning Ordinance. The setbacks of the subdivision were set by the City of Pella regulations since they had the right to review two miles.

At the adoption of the 28E agreement with Pella back in 2003 the subdivision was split between Marion County and the City of Pella Zoning.

MRN Partnership bought the remainder of Hunter’s Ridge undeveloped lots in 2011.

Poffenbarger submitted the letter from Tyler Christian, County Engineer pertaining to proposed 184th Pl. becoming a county road. The rest of Hunter’s Ridge streets are County maintained 56.07 (N)(1) requires a recommendation from the County

Engineer to accept the roads when built to the required specs. The letter also references 56.02 (37); the road being shown as a separate lot; only in unique circumstances is the road allowed to be a separate lot. Christian feels for consistency with the rest of the subdivision, all the roads are separate lots, 184th Pl. should also be a separate lot.

With public improvements proposed the preliminary plat must be reviewed by the Board of Supervisors.

Once the preliminary plat has been approved the construction plans will be submitted to the County Engineer. The final plat will not be presented for approval until after the roads and storm sewer are completed and constructed to the standards approved by the Marion County Engineer.

With no further discussion Terpstra called for a vote on the preliminary plat of Hunter's Ridge Plat 5. Davis made a motion it was within conformance and De Zwarte seconded the motion.

Terpstra	aye
Agan	aye
Davis	aye
Treft	aye

Poffenbarger will forward to the Marion County Board of Supervisors for the June 22, 2021, meeting.

Item #4 on the agenda is the waiver for street lighting as required by 56.07 (P)(4). 56.07 (P)(4) defines the commission may waive street lighting on private streets but Poffenbarger explains to the commission that the rest of the subdivision developed under other requirements does not have any streetlights and feels that allowing the waiver will be consistent with the rest of the subdivision.

Property owners Jason and Jennifer Howe-Vachon expressed the desire of the entire HOA that the waiver be granted, and no streetlights be required in plat 5.

With no further discussion Terpstra called for a vote on the waiver of the requirements for streetlighting 56.07 (P)(4). Davis made a motion it was within conformance and Agan seconded the motion.

Terpstra	aye
Agan	aye
Davis	aye
Treft	aye

The next agenda item was a discussion about the proposed changes to Chapter 55. Poffenbarger went on to explain that clear and enforceable ordinance is important. Poffenbarger explained she has done a lot of research from other counties on some areas. Poffenbarger discussed a few of the areas, foundations, dwelling definition, Pershing, Renewable Energy Overlay District, some additions to the Ag and Commercial Ag areas including mixed uses and relaxing and simplifying the site plan ordinance. Terpstra recommends a work session in a couple weeks. The commission has the proposed to review and this would give them time to do so. July 7 at 4:30 was agreed on for a work session.

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

Minutes by Melissa Poffenbarger