

Minutes of the Marion County Zoning Commission Meeting
November 16, 2021

The Marion County Zoning Commission met in person on November 16, 2021, at 5:00p.m. 3014 East Main St., the Marion County Office Building.

Members present were Alan Terpstra, Sarah Treft, Larry De Zwarte and Keith Davis. Public present were Jim and Diane Ellis.

The October 26, 2021, minutes were presented for approval. Chairman Terpstra called for a motion for approval. Davis made a motion to approve and Treft seconded the motion. A roll call vote was taken.

Terpstra	aye
Treft	aye
Davis	aye

Petition 85731- Jim and Diane Ellis are requesting to rezone Parcel 0661601000 from A-1; Agricultural to A-R; Ag Residential. Due to the number of buildable lots in the tract according to 55.24 (6) rezoning is required.

Ellis' plan to sell off the house and 4.5 acres and keep the remaining 11 acres currently. Poffenbarger explained the tract currently has 5 buildable lots; a rezoning is required. Poffenbarger explained that Ellis' have decided to divide out four lots since they are already required to subdivide and rezone.

The legal is: The W1/2 of the NE1/4 of the NE1/4 of Section 22, Township 75 North, Range 20 West of the 5th P.M. except Parcel C according to Plat of Survey recorded in Book 263, Page 147.

The request is conforming with the Future Land Use Plan. The land use is shown as agricultural.

Poffenbarger explained the owner and surveyor worked closely with the County Engineer to establish driveways.

Poffenbarger explained there is no concern from the Zoning Department with the request. There are already numerous rural residential properties in the area.

There was no concern expressed from the notified neighbors.

With no further discussion Terpstra called for a vote on rezoning of Petition 85731. Treft made a motion and De Zwarte seconded the motion.

Terpstra	aye
Treft	aye
Davis	aye
De Zwarte	aye

Poffenbarger will forward to the Marion County Board of Supervisors for the December 14, 2021, meeting.

Petition Div85736 – Ellis Subdivision is a proposed minor subdivision of 4 lots.

The W1/2 of the NE1/4 of the NE1/4 of Section 22, Township 75 North, Range 20 West of the 5th P.M. except Parcel C according to Plat of Survey recorded in Book 263, Page 147.

Poffenbarger explains all of the lots have adequate access, meet the minimum lot size and have adequate room for septic systems.

Poffenbarger explained the preliminary plat is not required with a minor plat of subdivision.

In reviewing the plat commissioner Treft asked why the current implied easement servicing the Ellis' son was not deeded to his lot and remained an easement. Poffenbarger explained that the lot was platted prior to 2010 and could continue with an easement. It was discussed with Ellis' if they ever plan to sell lot 4 to anyone other than their son it would be in his best interest to own fee and title to the driveway servicing his home.

With no further discussion Terpstra called for a vote on rezoning of Petition Div85736. Davis made a motion and Treft seconded the motion.

Terpstra	aye
Treft	aye
Davis	aye
De Zwarte	aye

Poffenbarger will forward to the Marion County Board of Supervisors for the December 16, 2021, meeting.

Poffenbarger explained BOS Steve Mc Combs will be serving as the representative on the ordinance updates. Plan for those meeting to start in January. Poffenbarger asked if 4p.m. would be a workable time to hold the work sessions; all members present stated with advance notice that should be acceptable.

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

Minutes by Melissa Poffenbarger