

Minutes of the Marion County Board of Adjustments
January 18, 2022

The Marion County Board of Adjustments met at 3014 E. Main St., Knoxville, Marion County Office Building on January 18, 2022 at 5p.m. Online attendance was available from the agenda on the Marion County website.

Attendees of the meeting were Jan Szlachetka, Dale Miler, Danielle Huffine, Loren Van Wyk and Michael Kacmarynski.

Public present were Tim and Mayele Pearce, Brian Davis and Ebon Carter.

Poffenbarger called for nominations for chairperson. Miller made a motion for Huffine and Szlachetka 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 |
| Kacmarynski | yes |
| Van Wyk | yes |

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

| | |
|-------------|-----|
| Szlachetka | yes |
| Miller | yes |
| Huffine | yes |
| Kacmarynski | yes |
| Van Wyk | yes |

Chairperson Huffine called for a motion to approve the minutes from September 28, 2021. Kacmarynski made a motion to approve and Van Wyk seconded the motion. A roll call vote was taken.

| | |
|-------------|-----|
| Szlachetka | yes |
| Miller | yes |
| Huffine | yes |
| Kacmarynski | yes |
| Van Wyk | yes |

Petition # 87378– Developing Great Relationships along with Stan Vermeer have applied for a Special Use Permit for a permanent private campground to include 5 private cabins and a common gathering area. The current address is 2419 Dakota Dr., Pella; legal description of the North 250 feet of the West 435 feet of the SW1/4 of the NW1/4 of 24-77-18 and Parcel C of the NW1/4 of 24-44-18. Parcel 1341802000 and 1342000200.

Poffenbarger provided the Board of Adjustment members with the guidelines of a Special Use Permit as defined in 55.38.

The details of the project were covered:

The proposed private permanent campground will include 5 – 20' x 25' private cabins and the existing tennis court that will be utilized as a common area.

Poffenbarger explains the two parcels owned by Developing Great Relationships will need to be combined as the proposed cabins cross the parcel line. The other setbacks proposed meet the minimums.

Each cabin will have one bedroom and one bathroom.

The cabins will be exclusively used for seminars and retreats. The events will be 1 night to 5-night events. Hours of operation are 6 to 12 events a year. The property will be used year around but only one week a month. Arrival will be on Sunday with departure on Fridays.

The cabins will not be available for rent by the public.

The property is served by Rural Water.

The proposed cabins will be required to meet the septic requirements of Marion County Environmental Health.

Lighting will be an external light on each cabin and common night lights on the property.

Signage will be on the individual cabins. There is no plan for public signage at the road.

Parking is currently available at the common area. Private parking will be available at each cabin.

The closest neighboring home other than Mr. Vermeer is approximately 825 feet away.

The property is served by a private driveway that services Mr. Vermeer's entire property. Pictures were presented of the paved private drive. These parcels are allowed to utilize the private drive due to the date of the survey on the property being prior to 2010. The current width of the private drive parcel is 100 feet. A formal easement for the driveway has been recorded for all parcels and potential parcels that would be using the drive.

Mr. Carter explains that Mr. Vermeer's plans for the property include the entire property going to Developing Great Relationships in the future.

Marion County is currently in the process of naming the private street 241st Ln. and assigning addresses for each cabin as well as Mr. Vermeer's house.

Mr. and Ms. Pearce have questions about the property if it were ever to change hands from Developing Great Relationships what would happen with the cabins. Several board members questioned that as well. Could they then become rental properties and given the size what type of population would they attract.

The Board discusses added stipulations to the Special Use Permit as added protection for the future.

Van Wyk makes a motion to approve the Special Use Permit with stipulations.

1. Clearly defining the cabins will not be available for rent to the public.
2. The Special Use Permit follows the owner Developing Great Relationships. If the property is to sell and the cabins are to be used as rentals the new owner would have to obtain a new Special Use Permit after presenting the planned use.
3. Five cabins are being approved. If there are any additional cabins a new application will need to be filed to expand.

Poffenbarger also explains the cabins could not be split on to separate parcels.

With a motion on the table Huffine called for a second on Petition 87378. Kacmarynski seconded the motion.

| | |
|-------------|-----|
| Szlachetka | yes |
| Miller | yes |
| Huffine | yes |
| Kacmarynski | yes |
| Van Wyk | yes |

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

Minutes by: Melissa Poffenbarger