



**Marion County Zoning Department**

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Marion County Board of Adjustments Agenda  
August 13, 2024, AT 5:00 P.M.  
3014 EAST MAIN ST., KNOXVILLE  
MARION COUNTY OFFICE BUILDING

1. Call the meeting to order.

2. Approve July 9, 2024 minutes.

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

3. Public hearing on Petition 2024-954 – A twenty-five (25) foot variance is proposed to allow for an accessory structure addition to be built closer to the front property line as defined in 55.24 (1)(B) R-2; One and Two-Family Residential District (6) Bulk Regulations of thirty-five (35) feet. The proposed front setback for the accessory structure addition is ten (10) feet. This request is being made by Chris and Lorna Walraven, 1095 Mc Kimber Dr., Knoxville, IA 50138 (Parcel 0625800000).

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

4. Take action on Petition 2024-954 – Walraven.

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

5. Public Hearing on Petition 2024-953 – A variation on the side yard setbacks is proposed to variance both buildings on the property: a) fifteen (15) foot variance on the shop building; building currently sets sixty (60) feet from the side property line; b) twenty-five (25) feet for the commercial storage building; building currently sets fifty (50) feet from the side property line. The proposed setback variances are to allow for the owner, Joshua Petersen, 1425 Hwy G76, Knoxville, IA 50138 to move forward with a request to rezone to M-2; Heavy Industrial Zoning. The M-2; Heavy Industrial Zoning District specifies in 55.26 (6) Bulk Setback Regulations the side setbacks to be seventy-five (75) feet when adjacent to an A-1 (agricultural) district. The request is to variance both buildings on the property located at 1877 Hwy 14, Knoxville, IA 50138 (Parcel 0685200200).

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

6. Take action on Petition 2024-953 – Petersen.

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

7. Public Hearing on Special Use Permit 2024-104 – Joshua Petersen is making application for a Special Use Permit to allow for a proposed Salvage Yard on the property at 1877 Hwy 14, Knoxville, IA 50138 (Parcel 0685200200). Per Marion County Zoning Ordinance 55.26 (3)(G) Salvage Yards. Salvage yards shall be permitted in industrial districts, in accordance with a special use permit, provided no portion of the front yard is to be used for the conduct of business in any manner whatsoever except for parking of customer or employee vehicles. Any premises on which such activities are carried on shall be wholly enclosed within a building or by a wooden or masonry fence or wall not less than six (6) feet in height and in which any openings or cracks are less than fifteen (15) percent of the total fence area. Mr. Petersen is asking for the allowance to meet the fencing requirements with a steel fence to match the buildings. This request is being made prior to the rezoning to allow for the screening to be included in the site plan. The rezoning will be submitted to the Zoning Commission on August 27, 2024, and the Board of Supervisors September 10, 2024, pending approval of the Variance request. Should any one of the required steps of the process fail to pass the Special Use Permit would be void.

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

8. Take action on Special Use Permit 2024-104 – Petersen.

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

9. Public Hearing on Special Use Permit 2024-107 – Inroads LLC and Shinn Brothers Ltd are making application for a Special Use Permit for a temporary gravel milling/processing facility in the A-1 Zoning District to allow Inroads LLC to set up a temporary asphalt plant for the overlay project on Highway 92. This Special Use permit would be in effect for 12 months from the time it is issued unless an extension is requested. This Special Use Permit will also allow Shinn Brothers to process materials being stored on the property. Shinn Brothers Ltd owns the land that is described as The S ½ of the NW ¼, and the N ½ of the SW ¼ of Section 29, Township 75 North, Range 18 West of the 5<sup>th</sup> P.M., except Parcel B thereof according to Plat of Survey recorded in Book 2002, Page 5514.

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

10. Take action on Special Use Permit 2024-107 – Inroads LLC and Shinn Brothers Ltd.

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_

11. Adjourn

Miller \_\_\_\_\_ Szlachetka \_\_\_\_\_ Van Wyk \_\_\_\_\_ Kearney \_\_\_\_\_ Huffine \_\_\_\_\_