

**Minutes of the Marion County Board of Adjustments
August 13, 2024**

The Marion County Board of Adjustments met at 3014 E. Main St., Knoxville, Marion County Office Building on August 13, 2024, at 5:00 p.m.

Members present: Danielle Huffine, Dale Miller, Loren Van Wyk (joined by phone)

Members absent: Debra Kearney, Jan Szlachetka

Public present: Jeff Steinkamp, Kathy Shinn, Tom Shinn, Roger Shinn, Chris and Lorna Walraven.

Chair Huffine called the meeting to order at 5:05 p.m.

Chair Huffine called for a motion to approve the minutes from the July 9, 2024 meeting. Miller made a motion to approve. Second by Van Wyk. A roll call vote was taken, all ayes.

Miller	aye
Van Wyk	aye
Huffine	aye

Poffenbarger presented Petition 2024-954 – A variance request is being made by Chris and Lorna Walraven, 1095 Mc Kimber St., Knoxville, IA 50138 (Parcel 0625800000). The request is to variance the front setback for an accessory structure as defined in 55.24 (1)(B) R-2; One and Two-Family Residential District (6) bulk regulations as thirty-five (35) feet from the property line excluding any private road easement. The request is for a twenty-five (25) foot front yard setback to allow an addition to an existing non-conforming structure ten (10) feet off the private road easement line. Presented Facts and Findings.

Chris Walraven spoke about neighbors signing petition in favor of the variance. Lay of land is an issue and thus request for variance.

Chair Huffine called for a motion to close the public hearing for Petition 2024-954. Motion made by Miller. Second by Huffine. A roll call vote was taken, all ayes.

Miller	aye
Van Wyk	aye
Huffine	aye

Huffine asked for a motion to act on Petition 2024-954. Miller made a motion to approve Petition 2024-954. Second by Huffine. A roll call vote was taken.

Miller	aye
Van Wyk	aye
Huffine	aye

Poffenbarger presented Petition 2024-953 – The applicant, Joshua Petersen, 1425 Hwy G76, Knoxville, IA 50138, not able to be present at the meeting, however, submitted a letter to the Board of Adjustment to address reasons for requesting the variance. A variance request is being made for the existing buildings located at 1877 Hwy 14, Knoxville, IA 50138 (Parcel 0685200200), currently zoned C-2; Highway Commercial. Building A is currently sixty (60) feet from the side lot line. An M-2; Heavy Industrial zoning requires seventy-five (75) feet; requesting a fifteen (15) foot variance. Building B is currently fifty (50) feet from the side lot line. The M-2; Heavy Industrial zoning requires seventy-five (75) feet; requesting a twenty-five (25) foot variance. Presented Facts and Findings.

Chair Huffine called for a motion to close the public hearing for Petition 2024-953. Motion made by Miller. Second by Van Wyk. A roll call vote was taken, all ayes.

Miller	aye
Van Wyk	aye
Huffine	aye

Huffine asked for a motion to act on Petition 2024-953. Van Wyk made a motion to approve Petition 2024-953. Second by Miller. A roll call vote was taken.

Miller	aye
Van Wyk	aye
Huffine	aye

Poffenbarger presented Special Use Permit 2024-104 – The applicant, Joshua Petersen, 1425 Hwy G76, Knoxville, IA 50138, not able to be present at the meeting, however, submitted a letter to the Board of Adjustment to address reasons for a Special Use Permit. The request is being made for a Special Use Permit as defined by the requirements of 55.26 (3)(G) Salvage Yards. The request is to allow for non-transparent metal fence screening that matches the building since the holding pen will be on the back side of the current storage shed as shown in the map. One side of the pen will be the storage shed. This request is being made prior to the rezoning application (C-2 to M-2) to be heard on August 27, 2024 by the Zoning Commission and by the Board of Supervisors on September 10, 2024, pending approval the Variance request. Should any one of the required steps in the process fail to pass an approved Special Use Permit would become void. If all required steps are approved, the Special Use Permit will be designated for Mr. Petersen’s property located at 1877 Hwy 14, Knoxville, IA 50138 (Parcel 0685200200).

Chair Huffine made a motion to close the public hearing for Special Use Permit 2024-104. Second by Miller. A roll call vote was taken, all ayes.

Miller	aye
Van Wyk	aye
Huffine	aye

Huffine asked for a motion to act on Special Use Permit 2024-104. Miller made a motion to approve Special Use Permit 2024-104. Second by Van Wyk. A roll call vote was taken.

Miller	aye
Van Wyk	aye
Huffine	aye

Poffenbarger presented Special Use Permit 2024-107 – Inroads LLC is requesting to set up a temporary asphalt plant on property owned by Shinn Brothers Ltd (Parcels 0028600000, 0092500000, 0092600000, 0092701000) to be used to pave a portion of Hwy 92. Shinn Brothers Ltd is requesting the permit continue for up to 1-year to allow them to process the materials on the property. If approved, the Special Use Permit would be good for twelve (12) months from the date of issuance unless an extension is requested and granted. There are times when a request is brought forth that is not specifically listed in the Zoning Ordinance. In this case, per review of the Zoning Ordinance, the decision was made to group the processing of asphalt and aggregates in with an area of like materials and equipment being used. Poffenbarger provided further comments and items for the Board of Adjustment to consider.

Jeff Steinkamp, Inroads LLC, provided a drawing of where the temporary plant would be located on the property. Steinkamp stated they have a DNR air quality permit. Anticipate being there 25-30 working days. Will not move in until Hwy 14 project is done. Looking at moving in at the end of September and complete before the snow flies. There is a chance would have to winter it and complete in the Spring in a very short period of time. With the winters we've been having it shouldn't be a problem.

Chair Huffine called for a motion to close the public hearing for Special Use Permit 2024-107. Motion made by Miller. Second by Van Wyk. A roll call vote was taken, all ayes.

Miller	aye
Van Wyk	aye
Huffine	aye

Huffine asked for a motion to act on Special Use Permit 2024-107. Van Wyk made a motion to approve Special Use Permit 2024-107. Second by Miller. A roll call vote was taken.

Miller	aye
Van Wyk	aye
Huffine	aye

Miller made a motion to adjourn. Second by Van Wyk. All ayes, meeting adjourned.

Minutes by: Karie Ellwanger