

Minutes of the Marion County Zoning Commission Meeting
August 27, 2024

The Marion County Zoning Commission met on August 27, 2024, at 5:00 p.m., at 3014 East Main St., Knoxville, IA, Marion County Office Building.

Members present: Leslie Miller, Keith Davis, Sandy Agan, and Sarah Treft.

Members absent: Joe Cunningham recused himself due to conflict of interest with applicant.

Public members present: Josh Petersen.

Davis called the meeting to order at 5:00 p.m.

The July 16, 2024 minutes were presented for approval. Chair Davis called for a motion to approve. Miller made a motion to approve. Second by Agan. A roll call vote was taken.

Miller	aye
Davis	aye
Agan	aye
Treft	aye

Zoning Commission considered change to the Marion County Land Use Map as recommended by the Zoning Director prior to hearing Rezoning Petition 2024-925-Josh Petersen requesting to rezone to M-2; Heavy Industrial. Poffenbarger clarified this type of zoning (M-2; Heavy Industrial) as “General Industrial” on the Land Use Map.

Miller recommended approval of the Land Use Map for this area on Highway 14 to be changed to General Industrial. Second by Treft. A roll call vote was taken.

Miller	aye
Davis	aye
Agan	aye
Treft	aye

Poffenbarger presented Rezoning Petition 2024-925 submitted by Joshua Petersen (Pete Farms) for parcel 0685200200 located at 1877 Hwy 14, Knoxville, to rezone from C-2; Highway Commercial to M-2; Heavy Industrial to allow for the property to obtain a salvage license from the Iowa DOT. On August 13, 2024, the Board of Adjustments approved a variance for setbacks to comply with an M-2 rezoning for existing structures. A Special Use Permit was also approved by the Board of Adjustments on August 13, 2024, contingent on the final approval of the rezoning by the Board of Supervisors. The Marion County Zoning Ordinance requires the property to be zoned M-2 with a Special Use Permit for the screening to allow Mr. Petersen to obtain a salvage license from the Iowa DOT. Board of Adjustments allowed for steel screening that matches the building. All inoperable vehicles will be kept behind the pen.

Discussion regarding size and type of pen required. Size of pen is not a requirement. The height six (6) feet and type of pen (wooden or masonry) are the only requirements.

Davis requested to close the public hearing. Agan made the motion to close the public portion of the hearing. Second by Treft. A roll call vote was taken.

Miller	aye
Davis	aye
Agan	aye
Treft	aye

Davis requested to take action on Rezoning Petition 2024-925. Miller made a motion to recommend approval of Rezoning Petition 2024-925 for Josh Petersen, 1877 Hwy 14, Knoxville, from C-2 to M-2. Second by Agan. A roll call vote was taken.

Miller	aye
Davis	aye
Agan	aye
Treft	aye

Petition 2024-925 will go before the Board of Supervisors on September 10, 2024.

Davis called for adjournment of the meeting. Miller made the motion. Second by Treft. Meeting adjourned at 5:33 p.m.

Minutes by Karie Ellwanger.