

Minutes of the Marion County Zoning Commission Meeting
October 15, 2024

The Marion County Zoning Commission met on October 15, 2024, at 5:00 p.m., at 3014 East Main St., Knoxville, IA, Marion County Office Building.

Members present: Sandy Agan, Joe Cunningham, Leslie Miller (by phone)

Members absent: Keith Davis, Sarah Trefl

Public members present: Logan and Madelyn Van Zante

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

The August 27, 2024 minutes were presented for approval. Vice-Chair Miller called for a motion to approve. Agan made a motion to approve. Second by Cunningham. A roll call vote was taken.

Agan	aye
Cunningham	aye
Miller	aye

Zoning Administrator, Melissa Poffenbarger, presented Petition 2024-926 – a request from Logan Van Zante, agent for KLN Entertainment d/b/a Slideways, located at 1230 Hwy 14, Knoxville. The request is for a site plan review for an 11,000 sq. ft. addition as required by 55.29 Marion County Site Plan Regulations (2)(B) – When a project is an extension of an existing use (1) if the new structure or addition is larger than ten-thousand (10,000) sq. ft. The expansion includes a bowling center and future pickleball courts. The potential pickleball courts would replace the current duck bowling. The site plan also includes building a 60' x 180' maintenance shop. The Site Plan Review brought before the Board of Supervisors on 03/14/2023 was tabled awaiting further information. That application expired after one-year. Marion County Officials have compiled information obtained from the Iowa DNR, Garden and Associates and meet the minimum requirements for Site Plan Review per the Marion County Site Plan Ordinance.

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

Agan	aye
Cunningham	aye
Miller	aye

Miller requested to take action on Site Plan Review Petition 2024-926. Agan made a motion to recommend approval of Site Plan Review Petition 2024-926 for KLN Entertainment d/b/a Slideways located at 1230 Hwy 14, Knoxville. Second by Cunningham. A roll call vote was taken.

Agan	aye
Cunningham	aye
Miller	aye

Site Plan Review Petition 2024-926 will go before the Board of Supervisors on October 22, 2024.

Poffenbarger presented proposed changes to Chapter 55, Marion County Zoning Ordinance.

55.10 Nonconforming Uses. During the updates in 2022 the definition “build to line” was added however, the use allowance was not defined in the Ordinance.

55.23 Agricultural Zoning District Regulations – Vet Clinics. The language in Commercial Ag varied from the same use requirements in C-1, C-2, M-1, and M-2. Updating the language will make the setbacks requirements for vet clinics consistent throughout the ordinance.

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

Agan	aye
Cunningham	aye
Miller	aye

Miller requested to take action on the proposed changes to Chapter 55, Marion County Zoning Ordinance. Agan made a motion to recommend approval of the proposed changes to Chapter 55, Marion County Zoning Ordinance. Second by Cunningham. A roll call vote was taken.

Agan	aye
Cunningham	aye
Miller	aye

Miller called for adjournment of the meeting. Cunningham made the motion. Second by Agan. Meeting adjourned at 5:17 p.m.

Minutes by Karie Ellwanger.