

Minutes of the Marion County Zoning Commission Meeting  
March 18, 2025

The Marion County Zoning Commission met on March 18, 2025, at 5:00 p.m., 3014 East Main St., the Marion County Office Building.

Members present: Joe Cunningham, Keith Davis, Leslie Miller, Kelly Mitchell.

Members absent: Sarah Treft.

Public present: Mike and Sarah Buchheit, Joel Terpstra, Clint Hodson, Tom Salato, Linda Umble, Joan Aves, Nathan and Ciara Ward, Dale Witzenburg.

Davis called for a motion to approve the January 21, 2025 minutes. Cunningham made a motion to approve the January 21, 2025 minutes as presented. Second by Miller.

Cunningham aye  
Davis aye  
Miller aye  
Mitchell aye

Davis opened the public hearing for Petition 2025-929 – Site plan review for the C-2; Highway Commercial Parcel 0584401500 owned by Animal Health Center.

Poffenbarger presented Petition 2025-929, a request for a 10,160 sq ft commercial veterinary clinic. The facility and parking will consume approximately 2 acres of land. The current property is 12.02 acres. The proposed facility will service only small animals at this time. No boarding will be done at the facility. Only patients with a medical need would be in the facility overnight. All animals will be kept inside. The proposed veterinary clinic will be located at 1480 Newbold Dr., Knoxville. Has been zoned C-2; Commercial since 1979. Reviewed Site Plan Regulations checklist.

Discussion regarding septic requirements for animal clinics as well as confirmation of setback requirements.

Davis asked for a motion to close the public hearing. Miller made a motion to close the public hearing. Second by Cunningham.

Cunningham aye  
Davis aye  
Miller aye  
Mitchell aye

Davis called for a motion to take action on Petition 2025-929. Motion by Miller to approve Petition 2025-929- Site plan review for the C-2; Highway Commercial Parcel 0584401500 owned by Animal Health Center. Second by Mitchell.

Cunningham aye

Davis            aye  
Miller           aye  
Mitchell        aye

Davis introduced public hearing for the preliminary plat for Sunset Acres Subdivision, East ½, 36-77-19, Marion County, Iowa.

Mike Buchheit (Sunset Acres Group) spoke about working with neighbors and Zoning office through the process. Open to any questions.

Poffenbarger presented information to be considered and the preliminary plat checklist.

Poffenbarger presented waiver requesting Zoning Commission to waive Pavement Surface, Curb and Gutter, Sidewalks and Streetlights.

Discussion between Mr. Buchheit, Poffenbarger, Zoning Commission and neighbors regarding road responsibilities/maintenance, septic systems, and drainage.

Davis asked for a motion to close the public hearing. Motion by Miller to close the public hearing. Second by Cunningham.

Cunningham   aye  
Davis            aye  
Miller           aye  
Mitchell        aye

Davis called for a motion to approve Waiver Request as presented. Motion by Miller to approve the *Request for Consent and Waiver for Marion County Subdivision Ordinance Requirements – Chapter 56 by Owner/Agent of the proposed Sunset Acres Subdivision*. Second by Cunningham.

Cunningham   aye  
Davis            aye  
Miller           aye  
Mitchell        aye

Davis called for a motion to take action to approve the Preliminary Plat for Sunset Acres Subdivision. Cunningham made a motion to approve the Preliminary Plat for Sunset Acres. Second by Miller.

Cunningham   aye  
Davis            aye  
Miller           aye  
Mitchell        aye

Davis called for adjournment of the meeting. Miller made a motion to adjourn the meeting.  
Second by Cunningham.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Minutes by Karie Ellwanger.