

Minutes of the Marion County Zoning Commission Meeting
April 15, 2025

The Marion County Zoning Commission met on April 15, 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, Sarah Treft

Public present: Mike and Sarah Buchheit, Nathan and Ciara Ward, Steve Meinders, Jim and Joann Schroder, Patty and Kevin Van Haaften.

Public on ZOOM: Brian Zahnle, General Manager, Two Rivers Cooperative.

Davis called for a motion to approve the March 18, 2025 minutes. Mitchell made a motion to approve the March 18, 2025 minutes as presented. Second by Miller.

Cunningham aye
Davis aye
Miller aye
Mitchell aye
Treft aye

Davis opened the public hearing for Petition 2025-931 – Request to rezone Parcel E from A-1 to A-R. Parcel E is to be incorporated into Sunset Acres Subdivision.

Poffenbarger presented Petition 2025-931, a request from Sunset Acres Group LLC is for parcel 2287601000 to be rezoned from A-1; Agricultural to A-R; Ag Residential to be incorporated into Sunset Acres Subdivision. Parcel E is a non-conforming parcel of 2 acres. Explained that due to default and cancelation of the purchase agreement the plans are to incorporate Parcel E into Sunset Acres Subdivision during the final plat process. This will be better for Lot 34 due to the drainage easement, giving it more buildable space. Explained process going forward for incorporating Parcel E into the Final Plat.

No public present to speak for or against.

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

Cunningham aye
Davis aye
Miller aye
Mitchell aye
Treft aye

Davis called for a motion to take action on Petition 2025-931. Motion by Cunningham to approve Petition 2025-931 as presented. Second by Treft.

Cunningham aye

Davis aye
Miller aye
Mitchell aye
Treff aye

Poffenbarger presented the Final Plat for Sunset Acres Subdivision. All items on the checklist have been met except supporting documents from the attorney. Final Plat will not go forward to the Board of Supervisors until all required documents have been submitted to the Zoning office as there is a 30-day window to record the subdivision once approved. The Auditor's office has put a temporary sketch on the map. Needed corrections have been made. Recommended Zoning Commission approves the final plat.

Davis asked for a motion to take action on the Final Plat for Sunset Acres Subdivision. Motion by Miller to approve the Final Plat. Second by Cunningham.

Cunningham aye
Davis aye
Miller aye
Mitchell aye
Treff aye

Davis opened the public hearing for Petition 2024-01-Zoning map fix of described area in Otley.

Poffenbarger presented 2024-01 originally presented on January 16, 2024. This is a zoning map fix that would encompass the railroad right-of-way. Explained history of why the map needs to be updated to reflect the property, currently owned by Two Rivers Coop, as zoned M-1; Light Industrial. Tonight, we are not addressing the future of Keystone Street, or the potential rebuild of building Two Rivers Coop lost due to the recent fire. If the rebuild exceeds 10,000 square feet notices will be sent out to neighbors for a (site plan) hearing.

Poffenbarger and Davis addressed questions from neighbors.

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

Cunningham aye
Davis aye
Miller aye
Mitchell aye
Treff aye

Davis called for a motion to take action on Petition 2024-01. Cunningham made a motion to approve Petition 2024-01 as presented. Second by Mitchell.

Cunningham aye
Davis aye
Miller aye

Mitchell aye
Trefth aye

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

Cunningham aye
Davis aye
Miller aye
Mitchell aye
Trefth aye

Minutes by Karie Ellwanger.

DRAFT