



Marion County Zoning Department

Melissa Poffenbarger, Zoning Administrator
Karie Ellwanger, Assistant Zoning Administrator
214 East Main St., Suite 2
Knoxville, IA 50138
641-828-2231 x9

Marion County Board of Adjustments Agenda
May 13, 2025, AT 5:00 P.M.
MARION COUNTY OFFICE BUILDING
3014 EAST MAIN ST., KNOXVILLE

Members of the public are welcome to attend.

Public comments related to any matter on the agenda can be emailed to mpoffenbarger@marioncountyiowa.gov or presented at the meeting. For questions concerning any item on the agenda please contact the Marion County Zoning Office at (641) 828-2231 option 9.

Virtual Link
Join Zoom Meeting

<https://us06web.zoom.us/j/89837644104?pwd=9uUhBcoWcMSoCNbhLePfiz0Us61k3w.1>

Meeting ID: 898 3764 4104

Passcode: 868388

- 1. Call the meeting to order.
- 2. Approve January 14, 2024 minutes.

Huffine _____ Kearney _____ Miller _____ Szlachetka _____ Van Wyk _____

- 3. Public hearing on Special Use Permit 2025-109 – Marty Dostalík, P.L.A., Civil Engineering Consultants, is making an application on behalf of MidAmerican Energy for a Special Use Permit to allow the construction of an electrical substation at some point in the future on the southeast corner of the designated parcel currently known as Parcel 0177800500. The request for a Special Use Permit complies with the requirements of 55.23 (2) Principal Uses – Utilities - Electrical substations, telephone exchanges, sanitary sewer lift stations, lagoons, well water treatment facilities, and gas. The proposed area of the substation is defined by a survey prepared by Civil Engineering Consultants, Inc.
- 4. Public hearing on Special Use Permit 2025-110 - Marty Dostalík, P.L.A., Civil Engineering Consultants, is making an application on behalf of MidAmerican Energy for a Special Use Permit to allow the construction of an electrical substation at some point in the future on the southeast corner of the designated parcel currently known as Parcel 0177800500. The request for a Special Use Permit complies with the requirements of 55.23 (2) Principal Uses – Utilities - Electrical substations, telephone exchanges, sanitary sewer lift stations, lagoons, well water treatment facilities, and gas. The proposed area of the substation is defined by a survey prepared by Civil Engineering Consultants, Inc. If the Special Use Permit is approved the site plan of the proposed substation is required to go through a formal site plan approval by the Marion County Zoning Commission and the Marion County Board of Supervisors.

04/29/2025 APPLICATION WITHDRAWN. HEARING CANCELLED.

04/29/2025 APPLICATION WITHDRAWN. HEARING CANCELLED.

5. Public hearing on a Variance 2025-959 Daniel and Katherine Rowley filed a variance request for relief from the requirements of 55.23 (6) Bulk regulations that define the side yard setback of a principal structure as fifteen (15) feet. The request is for a six (6) foot variance to allow for the structure be setback ten (9) feet from the side property line on the property addressed 1296 Emerald Dr., Otley.

Huffine _____ Kearney _____ Miller _____ Szlachetka _____ Van Wyk _____

6. Action on Variance 2025-959 Daniel and Katherine Rowley request for relief of 55.23 (6) regulations requiring 15-foot side yard setback in A-1: Agricultural Zoning of 6-foot variance to allow building side yard of 9 feet.

Huffine _____ Kearney _____ Miller _____ Szlachetka _____ Van Wyk _____

7. Adjourn

Huffine _____ Kearney _____ Miller _____ Szlachetka _____ Van Wyk _____