

Minutes of the Marion County Zoning Commission Meeting
May 20, 2025

The Marion County Zoning Commission met on May 20, 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: Bobbie Doty

Vice-Chair Miller called for a motion to approve the April 15, 2025 minutes. Mitchell made a motion to approve the April 15, 2025 minutes as presented. Second by Treft.

Cunningham	aye
Davis	not present
Miller	aye
Mitchell	aye
Treft	aye

Vice-Chair Miller opened the public hearing for Petition 2025-932 – Request made by the property owner, Bobbie Doty, to rezone Parcel 0016301500 from A-1; Agricultural to A-R; AG Residential.

(Chair Davis arrived at the meeting just as Vice-Chair Miller opened the public hearing for Petition 2025-932).

Poffenbarger presented Petition 2025-932, a request from Bobbie Doty to rezone Parcel 0016301500 from A-1; Agricultural to A-R; Ag Residential. Doty plans to build a new house and desire to use the existing house on the parcel (previously owned by her late father) for storage. However, her lender will not loan money for the new house if the existing “house” remains on the same parcel. Also, multiple homes on the same parcel require all homes on one parcel to have an up-to-date septic. Because the two homes would not be close enough together, two new septic systems would be required. One neighbor contacted the office to verify if there would be one or two more houses would be built. Only one more will be built. Will have shared driveway. Utilities have been removed from existing house.

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
Treft	aye

Davis called for a motion to take action on Petition 2025-932. Motion by Mitchell to approve Petition 2025-932 as presented. Second by Cunningham.

Cunningham aye
Davis aye
Miller aye
Mitchell aye
Treff aye

Davis opened the public hearing for Land Division 2025-2187 – A request made by Bobbie Doty for a Minor Subdivision, per Plat of Survey for Parcel 0016301500, to be known as Doty Estates.

Poffenbarger presented Land Division 2025-2187 – Doty Estates is a Subdivision of Parcel A of the W ½ of the SE ¼ of Section 16, Township 75, Range 18 West of the 5th P.M., according to the Plat of Survey recorded in Book 2014, Page 3367. Not considered a Major Subdivision as the lots of the Minor Subdivision abut an existing county road. County service systems and public improvements are already extended.

Davis asked for a motion to close the public hearing for Land Division 2025-2187. 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 Land Division 2025-2187. Cunningham made a motion to approve Land Division 2025-2187 as presented. Second by Miller.

Cunningham aye
Davis aye
Miller aye
Mitchell aye
Treff aye

Discussion – Iowa Legislation, Senate File 592, an Act relating to county and city regulation of accessory dwelling units (ADU's), effective July 1, 2025. Poffenbarger reviewed proposed amendments to the Zoning Ordinance to accommodate this legislation. Discussed changing all accessory building setbacks. No action taken at this time.

Discussion – Iowa Legislation, House File 652, and Act concerning county and city regulation of real property, and the powers granted to the Board of Adjustment, to be effective July 1, 2025. Poffenbarger reviewed proposed amendment to the Zoning Ordinance to accommodate this legislation. This would require adding to CH 55.38 Variances. Proposed: *H. Practical difficulties are unique to the property and not self-created; granting the variance will not significantly alter the essential character of the surrounding neighborhood.* No action taken at this time.

Davis called for a motion to adjourn the meeting at 6:02 p.m. All ayes in favor of adjourning.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye
Treft	aye

Minutes by Karie Ellwanger.