

Minutes of the Marion County Zoning Commission Meeting
June 17, 2025

The Marion County Zoning Commission met on June 17, 2025, at 5:00 p.m., at the Marion County Office Building, 3014 East Main St., Knoxville, IA 50138.

Members present: Joe Cunningham, Keith Davis, Kelly Mitchell, Sarah Treft

Members absent: Leslie Miller

Public present: Sam Doty, Kevin and Patty Van Haften, Cassandra and Nick Sawhill, Steve Meinders, Jay Van Woerkom, Steve Nunnikhoven, Matt Van Weelden, Scott Marshall, Lonnie De Zwarte, Jason Hirayama, Brian Zahnle, Srinivas Vetsa, Josh Coffman, Jeremiah Cornelison, Ernest Carter.

Public on Zoom: "V. Vermie," "Scott," and Beck Engineering.

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

Chair Davis asked for a motion to approve the May 20, 2025 minutes. Cunningham made a motion to approve the May 20, 2025 minutes as presented. Second by Mitchell.

Cunningham	aye
Davis	aye
Mitchell	aye
Treft	aye

Davis opened the public hearing for Petition 2025-933 – Request made by property owners, Cassandra and Nicholas Sawhill, to rezone Parcel 2199400300 from A-1; Agricultural to A-R; AG Residential.

Zoning Administrator, Poffenbarger, presented Petition 2025-933, a request from Cassandra and Nicholas Sawhill to rezone Parcel 2199400300 from A-1; Agricultural to A-R; Ag Residential. Per Marion County Zoning Ordinance 55.23 (6), to further divide this parcel into a tract of land (40 acres) that exceeds the allowed 4 buildable lots in the A-1 Zoning District. The next step is a Minor Subdivision because that is what is required on the fifth buildable lot. Would be extremely difficult for someone to build more than one single-family house and have hunting ground. Only 225-foot road frontage. Bought as an estate and do not want all of the ground.

Poffenbarger addressed question about the possibility of more than one house being built. Can never say never.

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

Cunningham	aye
Davis	aye
Mitchell	aye

Treft aye

Poffenbarger stated the Sawhill's chose to do this as a two-step process. If Board of Supervisors approves the rezoning, the Sawhill's will hire a land surveyor to do the minor platted subdivision.

Davis called for a motion to take action on Petition 2025-933. Motion by Mitchell to approve Petition 2025-933 as presented. Second by Cunningham.

Cunningham aye
Davis aye
Mitchell aye
Treft aye

Davis opened the public hearing for Petition 2025-934 – Site Plan review for the M-1; Light Industrial parcel (2259901000) owned by Two Rivers Cooperative.

Poffenbarger presented Petition 2025-934 Site Plan review for the 24,018 sq. ft. dry fertilizer building proposed by Two Rivers Cooperative; including detention as required per 55.29 Marion County Site Plan Ordinance. This new building is larger than the previous one.

Discussion regarding detention pond and safety concerns. Beck Engineering explained how the detention pond works and meets SUDAS minimum requirements. Discussion regarding fence around detention pond.

Patty Van Haaften requested to postpone the meeting until July as she has requested multiple documents from the county that are currently being processed or something, but they have been unable to find them. Documents are about the land around the parcel – zoning and alleyways. Further discussion regarding easements, alleys, roads, vacations. Only railroad right-of-way was rezoned. Davis asked Van Haaften to clarify her purpose is with this. Poffenbarger stated nothing with the roads effects a Site Plan review.

Neighbor questioned size, fire code requirements, of new building. Poffenbarger explained the property owner is responsible for complying with all other state and county requirements. Brian Zahnle, Two River Coop, spoke to filing all other permits required.

Mitchell asked if it would be possible to put new building at a different location. Zahnle answered question.

Davis explained the Zoning Commission is a recommending board. What has been presented meets everything that the State and everyone requires. Recommended neighbors take their concerns to the Board of Supervisors. Poffenbarger explained the Coop has been there for over 100 years and has been zoned Light Industrial since 1971. This is a rebuild on a piece of property that has been there for many years.

Davis asked for a motion to close the public hearing for Petition 2025-934. Cunningham made a motion to close the public hearing. Second by Mitchell.

Cunningham aye
Davis aye
Mitchell aye
Treff aye

Davis called for a motion to take action on Petition 2025-934. Mitchell made a motion to approve the Site Plan review with an amendment to include a fence around the detention pond. No second. Motion failed. Cunningham made a motion to approve the Site Plan as presented. Second by Treff. Approved 3-1.

Cunningham aye
Davis aye
Mitchell nay
Treff aye

Davis opened public hearing on proposed changes to Chapter 55 - Marion County Zoning Ordinance.

Poffenbarger presented proposed changes to Chapter 55 - Marion County Zoning Ordinance to accommodate: 1) Senate File 592 – Accessory Dwelling Unit’s (ADU’s) and 2) House File 692 – Additional Variance Standard.

Davis recommended adding verbiage regarding Environmental Health approval per CH 69 under 55.23 (5) (2)

Davis called for a motion to close the public hearing on changes to Chapter 55 – Marion County Zoning Ordinance. Motion made by Cunningham to close the public hearing. Second by Treff.

Cunningham aye
Davis aye
Mitchell aye
Treff aye

Davis called for a motion to take action on changes to Chapter 55 – Marion County Zoning Ordinance. Mitchell made a motion to approve the proposed changes to Chapter 55 – Marion County Zoning Ordinance with the amendment to add verbiage for Environmental Health approval per CH 69 under 55.23 (5) (2). Second by Cunningham.

Cunningham aye
Davis aye
Mitchell aye
Treff aye

Davis called for a motion to adjourn the meeting at 5:55 p.m. Treff made a motion to adjourn. Second by Cunningham. All ayes in favor to adjourn.

Cunningham aye

Davis	aye
Mitchell	aye
Treft	aye

Minutes by Karie Ellwanger.