

**Minutes of the Marion County Board of Adjustments  
July 8, 2025**

The Marion County Board of Adjustments met at Marion County Annex East Building, 3014 E. Main St., Knoxville, IA 50138 on July 8, 2025 at 5:00 p.m.

Members Present: Danielle Huffine, Debra Kearney, Dale Miller, Jan Szlachetka, Loren Van Wyk

Public Present: Kevin Van Wyk, Nick and Mary Cedar

Chair Huffine called for a motion to approve the May 13, 2025 minutes. Miller made a motion to approve. Second by Szlachetka.

Huffine	aye
Kearney	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Poffenbarger presented Variance 2025-962 – A request from Nicholas Cedar for relief from the requirements of Marion County Zoning Ordinance 55.24 (6) bulk regulations including property line setbacks. The Marion County setbacks require sixty-eight (68) feet from the center of the road or thirty-five (35) feet from the Right-of-Way line on road frontage. Request is for a fifteen (15) foot variance to be fifty-three (53) feet from the center of the road on the east side of the lot which is road frontage. One neighbor, James Washington, submitted an email expressing concerns regarding this request.

Van Wyk questioned Cedar about bringing in fill dirt. Cedar responded his contractors have not mentioned doing so.

Huffine asked for a motion to close the public portion of the hearing. Miller made a motion to close the public hearing. Second by Szlachetka.

Huffine	aye
Kearney	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Huffine asked for a motion to take action on Variance 2025-962 – A request from Nicholas Cedar for relief from the requirements of Marion County Zoning Ordinance 55.24 (6) bulk regulations including property line setbacks. The Marion County setbacks require sixty-eight (68) feet from the center of the road or thirty-five (35) feet from the Right-of-Way line on road frontage. Request is for a fifteen (15) foot variance to be fifty-three (53) feet from the center of the road on the east side of the lot which is road frontage.

Kearney made a motion to approve Variance 2025-962 as presented. Second by Miller.

Huffine	aye
Kearney	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Poffenbarger presented Variance 2025-963 - A request from Main Street Investors LLC (Kevin Van Wyk) for a thirty-five (35) foot variance for the existing farmstead house and 42' x 72' machine shed to meet setback requirements of the proposed M-1; Light Industrial Zoning of seventy-five (75) feet as described in Marion County Zoning Ordinance 55.26 (6). If approved, the current owner wishes to apply for a rezoning to allow for mini-storage units with "night watchman" house. If the variance is approved a request to rezone from A-1; Agricultural to M-1 Restricted; Light Industrial Restricted, will go to the Zoning Commission on July 22, 2025. The restriction will be to allow the mini-storage only.

Huffine called for a motion to close the public portion of the hearing. Motion made by Szlachetka to close the public portion of the hearing. Second by Van Wyk.

Huffine	aye
Kearney	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Huffine called for a motion to take action on Variance 2025-963 - A request from Main Street Investors LLC (Kevin Van Wyk) for a thirty-five (35) foot variance for the existing farmstead house and 42' x 72' machine shed to meet setback requirements of the proposed M-1; Light Industrial Zoning of seventy-five (75) feet as described in Marion County Zoning Ordinance 55.26 (6). If approved, the current owner wishes to apply for a rezoning to allow for mini-storage units with "night watchman" house.

Miller made a motion to approve Variance 2025-963 with the restriction to only be applied for mini-storage use upon approval of rezoning to M-1 Restricted; Light Industrial. Second by Kearney.

Huffine	aye
Kearney	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Huffine called for a motion to adjourn. Szlachetka made the motion to adjourn. Second by Van Wyk.

Huffine	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Minutes by: Karie Ellwanger