

**Minutes of the Marion County Zoning Commission Meeting
July 22, 2025**

The Marion County Zoning Commission met on July 22, 2025, at the Marion County East Annex, 3014 East Main St., Knoxville, IA 50138.

Members present: Keith Davis, Leslie Miller, Kelly Mitchell, Sarah Treft

Members absent: Joe Cunningham

Public present: Kevin Van Wyk, Jennifer Van Wyk, Chad Van Gorp, Logan Van Zante, Brielle Ruch

Chair Davis called the meeting to order at 5:06 p.m.

Davis asked for a motion to approve the June 17, 2025 minutes. Mitchell made a motion to approve the June 17, 2025 minutes. Second by Treft

Davis	aye
Miller	aye
Mitchell	aye
Treft	aye

Davis opened discussion for review with possible action on amending the Land Use Plan prior to the hearing for Rezoning 2024-927 for Parcel 2287601500, from A-1; Agricultural to M-1; Light Industrial.

Poffenbarger presented the request to amend the Land Use Plan to allow for rezoning Parcel 2287601500 from A-1; Agricultural to M-1; Light Industrial to allow for mini-storage with existing dwelling to remain for night watchman.

Discussion regarding roads, turn lanes.

Poffenbarger explained rezoning will be for M-1R; Light Industrial Restricted to allow only for mini-storage as other industrial uses are not compatible next to a housing development.

Davis called for a motion to amend the Land Use Plan prior to Rezoning 2024-927, Parcel 2287601500, from A-1; Agricultural to M-1; Light Industrial.

Miller made a motion to approve the Land Use Plan amending Parcel 2287601500 from A-1; Agricultural to M-1; Light Industrial. Second by Mitchell.

Davis	aye
Miller	aye
Mitchell	aye
Treft	aye

Davis opened the public hearing for Petition 2024-927 – Request to rezone from A-1; Agricultural to M-1; Light Industrial Restricted on Parcel 2287601500, owned by Main Street Investors LLC.

Van Wyk asked about the process if approved. Poffenbarger explained would go to Board of Supervisors first meeting in August; however, they may require at least two readings. A request can be made to waive the second and third readings.

Poffenbarger presented information for Petition 2024-927 to rezone Parcel 2287601500 from A-1; Agricultural to M-1R; Light Industrial Restricted. Restricted to allow for mini-storage units with one accessory “nightwatchman” dwelling.

Davis asked for a motion to close the public hearing for Petition 2024-927. Treft made a motion to close the public hearing. Second by Miller.

Davis	aye
Miller	aye
Mitchell	aye
Treft	aye

Davis called for a motion to take action on Petition 2024-927. Treft made a motion to approve Petition 2024-927 to allow Parcel 2287601500, owned by Main Street Investors, to be rezoned from A-1; Agricultural to M-1R; Light Industrial Restricted as recommended. Second by Mitchell.

Davis	aye
Miller	aye
Mitchell	aye
Treft	aye

Davis opened discussion to review and take action on Petition 2025-936-Site Plan review for A-1; Agricultural parcels: 1321000000, 1321100000, and 1321300000, owned by Chad Van Gorp, for an annual music festival.

Poffenbarger presented information to consider for Petition 2025-936 - Site Plan review. The event will be a yearly event to include food trucks and beer tents in a fenced-in area. This type of an event in A-1; Agricultural area requires a Special Use Permit which was just approved by the Board of Adjustments. Utilized the Temporary Site Plan Checklist. Spoke about neighbor concerns with nearby eagle’s nest. Van Gorp has obtained a General Eagle Permit issued by the U.S. Fish and Wildlife Service.

Davis asked about liquor license status. Van Gorp stated he was waiting for zoning approvals before submitting the application.

Zoning Commission members asked if this approval is for one year or multiple years. Poffenbarger explained it is an annual event. Unless there is a significant change or significant problem, they wouldn’t have to get another Special Use Permit. We would administratively

review their site plan every year. Ordinance allows for two events per year, but the request is for one event per year.

Davis called for a motion to take action on Petition 2025-936 - Site Plan Review. Motion made by Miller to approve. Second by Mitchell.

Davis	aye
Miller	aye
Mitchell	aye
Treft	aye

Davis called for a motion to adjourn the meeting at 5:32 p.m. Treft made a motion to adjourn. Second by Miller. All ayes in favor to adjourn.

Davis	aye
Miller	aye
Mitchell	aye
Treft	aye

Minutes by: Karie Ellwanger.