Minutes of the Marion County Zoning Commission Meeting
January 20, 2026

The Marion County Zoning Commission met on January 20, 2026, at 5:00p.m., Marion County East Annex, 3014 East Main St., Knoxville, IA 50138.

Members present: Joe Cunningham. Keith Davis, Leslie Miller, Kelly Mitchell

Members absent: Sarah Treft

Public present: Scott Bailey, Zhi Chen, Lucas Young

Poffenbarger called the meeting to order at 5:00p.m. and opened up nominations for Chair for 2026.

Miller made a motion to nominate Davis for Chair for 2026. Second by Cunningham.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Mitchell made a motion to cease nominations. Second by Cunningham.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Poffenbarger called for a vote to take action on electing Davis as Chair for 2026.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Poffenbarger turned the meeting over to Chair Davis.

Davis called for nominations for Vice-Chair for 2026. Cunningham made a motion to nominate Miller as Vice-Chair for 2025. Second by Mitchell.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Davis called for motion to cease nominations for Vice-Chair and elect Miller as Vice-Chair for 2026.

Cunningham aye
Davis aye
Miller aye
Mitchell aye

Davis called for a motion to approve October 21, 2025 minutes. Mitchell made a motion to approve October 21, 2025 minutes. Second by Miller.

Cunningham aye
Davis aye
Miller aye
Mitchell aye

Davis opened the public hearing for Rezoning Petition 2025-939(a) – Request by SBS Enterprises LLC (Scott Bailey) to rezone from A-1; Agricultural to C-A; Commercial Ag on Parcel 1329201000.

Poffenbarger presented Rezoning Petition 2025-939(a) – A request from SBS Enterprises LLC (Scott Bailey) to rezone from A-1; Agricultural to C-A; Commercial Ag on Parcel 1329201000 to allow for conversion of existing grain building to a party barn with overnight sleeping accommodation in the loft (cabin). The request for an event space with cabin requires C-A; Commercial Ag zoning per 55.24 (2) Recreation – Public and private event centers, banquet halls, party barns, cabins. The structure will be 30' x 40' with the addition of a kitchen, pantry, restrooms, and storage. The space will be able to serve 75-100 people for family gatherings and celebration events (weddings, graduations). County Engineer approved. Approximately 4 miles of gravel road. Intend to use it for family and as a rental. Not set days or hours. Request to be C-A Restricted for community event space only. One neighbor, Teresa Van Vliet, stopped in office to express concerns.

Davis asked if any public wanted to speak. Mr. Bailey stated the venue will probably not be used more than twelve times per year over the next 5-10 years.

Discussion and questions with Zoning Commission members, Mr. Bailey and Poffenbarger.

Davis called for a motion to close the public hearing. Cunningham made a motion to close the public hearing. Second by Miller. A roll call vote was taken.

Cunningham aye
Davis aye
Miller aye
Mitchell aye

Davis called for a motion to take action on Rezoning Petition 2025-939(a) - A request from SBS Enterprises LLC (Scott Bailey) to rezone from A-1; Agricultural to C-A; Commercial Ag on Parcel 1329201000 to allow for conversion of existing grain building to a party barn with overnight sleeping accommodation in the loft (cabin). Motion by Cunningham to approve with C-A-

Restricted; Commercial Ag rezoning with restriction to be used as community event space only. Second by Miller. A roll call vote was taken.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Poffenbarger presented Petition 2025-939(b) – Site Plan review for C-A; Commercial Ag, owned by SBS Enterprises LLC (Scott Bailey), for an event space with cabin/loft now known as Parcel F. Reviewed criteria met per the Simple Site Plan Checklist.

Davis called for a motion to take action on Rezoning Petition 2025-939(b) – Site Plan review for C-A-Restricted; Commercial Ag Restricted, owned by SBS Enterprises LLC (Scott Bailey). Motion by Miller to approve the Site Plan now known as Parcel F with C-A-Restricted; Commercial Ag Restricted zoning. Second by Cunningham. A roll call vote was taken.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Mid-Iowa Planning (MIPA), Zhi Chen and Lucas Young, provided an update on the Comprehensive Land Use Plan project. They requested any questions, changes, suggestions be sent to them. No action to be taken at this time.

Poffenbarger presented information to the Zoning Commission members regarding House File 706 Open Meetings. Discussion item only.

Davis called for adjournment of the meeting. Cunningham made a motion to adjourn the meeting. Second by Miller. Meeting adjourned at 6:06 p.m.

Cunningham	aye
Davis	aye
Miller	aye
Mitchell	aye

Minutes by Karie Ellwanger.