

Minutes of the Marion County Zoning Commission Meeting
July 21, 2020

The Marion County Zoning Commission met on at July 21, 2020 at 5:30p.m. met via Teams virtual meeting in accordance with Marion County's Disaster Declaration and pursuant to Iowa Code 21.8, This meeting will be held electronically as valid concerns exist that an in-person meeting would be impossible or impractical in seeking to adhere to Governor Reynolds State of Public Health Disaster Emergency Proclamation related to COVID-19 Community Spread Mitigation.

Members present were Alan Terpstra, Sandy Agan, Sally Vander Linden, Larry De Zwarte and Keith Davis.

The minutes from the May 19, 2020 meeting were reviewed. Terpstra called for a motion to approve minutes; motion was made by Agan with a second by De Zwarte; minutes approved.

Terpstra opened the public hearing for Petition 62776 – Robert and Wendy Sims, property address is 1052 218th Ave., Pella (legal: NE ¼ of the SE ¼ of 21-76-18). The petition just received a Special Use Permit in an A-1 zoning district to allow for an indoor archery range in accordance with 55.24 (2) Recreation – Gun clubs, skeet shooting ranges and other similar uses as defined by the Marion County Zoning Ordinance.

Per 55.38 (5) a site plan review is required in conformance with 55.31 Site plan review is required for anything other than single and two family residential and agricultural buildings.

Poffenbarger explained the request is a use change of an existing building. The current building was built in 2010 as an indoor horse arena. Mr. Sims no longer has or trains horses and is looking to utilize the building for other uses. The proposed indoor archery range would be operated by Total Outdoorsmen through a lease agreement. The lease area is 30' x 200'. The space has been divided into 3 lanes which can accommodate 3 people at a time. The lanes are lined with wood and rubber belting with extra lighting added for safety. Total Outdoorsman also occupies the office and open space to the east of the archery range. The remainder of the building is occupied by Sims at this time for storage.

Correspondence was received from Stan Dykstra, neighbor wondering if there would be a rezoning and how that would affect his property.

All activities will be completely contained within the building.

Total Outdoorsmen is a Christian based group with focus on family time and bonding as well as providing structure for kids in need of guidance.

Poffenbarger explained the County Engineer has no concerns as there is an existing driveway used for the arena.

The driveway goes clear around the building for traffic flow.

Marion County Environmental Health has given the green light on the current septic system installed when the building was built.

There are 26 parking spots along the west side of the building with plenty of overflow parking and 2 ADA paved spots to the south of the building.

Sims explained he is going to clarify the hours with Total Outdoorsmen and report to the Zoning Office. Members will have access to the building 24/7 by key code. Hours reported to the zoning office were as follows: Weekend events will be 6a.m.

to 9p.m. and any after school events will be 3:30p.m. to 9p.m. The member access will be reviewed in 6 months to see if it is working.

The property has a night watchman quarters occupied by a member of Total Outdoorsmen.

There will be 24 hours surveillance cameras to monitor the activity.

Poffenbarger explains the building sets in the middle of 40 acres and the closest house is about 400'. This house is also owned by Sims. The nearest residence otherwise is about 1300' away.

With no further questions Terpstra called for a motion. Davis made a motion to approve the site plan and Agan seconded the motion. A roll call vote was taken.

Terpstra	aye
Agan	aye
Davis	aye
De Zwarte	aye

Terpstra called for a motion to adjourn. Agan made the motion and Davis seconded the motion to adjourn; all ayes.

Minutes by Melissa Poffenbarger