

Minutes of the Marion County Zoning Commission Meeting  
April 19, 2022

The Marion County Zoning Commission met in person on April 19, 2022, at 5:00p.m. 3014 East Main St., the Marion County Office Building. Virtual attendance option was available from the Marion County website.

Acting Chairman Davis called the meeting to order. The members present were Keith Davis, Sandy Agan and Larry De Zwarte. Members of the public present were Chad and Loren Van Wyk.

Minutes from the January 18, 2022 were reviewed and Agan made a motion to approve and De Zwarte seconded the motion. A roll call vote was taken.

Davis	aye
De Zwarte	aye
Agan	aye

Minutes from the February 9, 2022, work session was reviewed and De Zwarte made a motion to approve and Agan seconded the motion. A roll call vote was taken.

Davis	aye
De Zwarte	aye
Agan	aye

Minutes from the March 23, 2022 were reviewed and De Zwarte made a motion to approve and Agan seconded the motion. A roll call vote was taken.

Davis	aye
De Zwarte	aye
Agan	aye

Davis opened the public hearing for LDJ. Manufacturing site plan.

Poffenbarger gave the details of the site plan and defined the requirements for the review of the site plan per the Marion County Zoning Ordinance.

The petitioner is proposing a 25,000 sq. ft. expansion on the north end of the existing operation. Given the size of the expansion according to Marion County Zoning Code 55.31 (2)(A) formal site plan review is required. 55.31 (8) is Drainage Design Standards applicable to development over 10,000 sq. ft. Garden and Associates has done the drainage calculations for the project.

Parcels 2272405000 and 2272403500 have been joined together to allow for the expansion.

With the additional parcel in the north (rear) property line setback is 80+ feet, the east property line is 247+ feet, and the west property line is 380+ feet. All minimum setbacks are met exceeded. The minimums are defined on the site plan from Garden and Associates.

The property currently has a requirement based on the number of employees for 35 parking spots. 27 of those parking spots are paved with ample supply of gravel parking as well.

There is access to 100+ gravel parking spots on the property.

The site plan provided by Garden and Associates includes the proposed expansion as well as the current buildings. LDJ began operation in 2001 and has had several small expansions through the years.

Marion County Engineer, Zoning and Environmental Health have worked with LDJ on this project and the plans submitted by Garden and Associates. Given the requirements of 55.31 and the size of the expansion it was determined a formal review of the project should be done.

55.31(8) Specifies detention review for any expansions over 10,000 sq. ft. The expansion is 25,000 sq. ft. The existing facility is approximately 100,000 sq. ft. with the total of all the buildings. All total buildings and paving is close to 5 acres of impervious surface.

The requirement for detention calculations on a project this large give assurance that no impact will come to neighboring property owners with runoff. The LDJ complex has significant setbacks.

This expansion is also in conjunction with a RISE grant Marion County has applied for on behalf of LDJ to get turn lanes and a paved median to help ensure the safety of LDJ employees and the public.

Loren and Chad Van Wyk added details of the current and proposed detention that would also allow for the proposed future expansion.

Van Wyk's gave details of the expansion and the proposed added employment and the details of the RISE Grant.

Davis called for a motion to close the public hearing. Agan made the motion and De Zwarte seconded the motion.

Davis	aye
De Zwarte	aye
Agan	aye

The public hearing was closed. Only one neighbor responded to the notices sent out and Mr. Van Haaften was in support of the LDJ expansion.

With all the questions satisfied about the proposed expansion Davis called for a vote on the site plan. De Zwarte made a motion and Agan seconded the motion.

Davis	aye
De Zwarte	aye
Agan	aye

Davis called for a motion to adjourn. Agan made the motion and De Zwarte seconded the motion to adjourn, all ayes.

Minutes by Melissa Poffenbarger