

Minutes of the Marion County Board of Adjustments
June 21, 2022

The Marion County Board of Adjustments met at 3014 E. Main St., Knoxville, Marion County Office Building on June 21, 2022, at 5p.m. Online attendance was available from the agenda on the Marion County website.

Attendees of the meeting were Jan Szlachetka, Dale Miler, Danielle Huffine, Loren Van Wyk and Michael Kacmarynski.

Public present were Jack and Dannis Wooldridge, Ben Lenger and Deputy Nathan Pritchard.

Chairperson Huffine called for a motion to approve the minutes from January 18, 2022. Kacmarynski made a motion to approve, and Miller seconded the motion. A roll call vote was taken.

Szlachetka	yes
Miller	yes
Huffine	yes
Kacmarynski	yes
Van Wyk	yes

Petition # 2022-890 Ben Lenger ½ owner and Katie Lenger ½ owner of 1558 Hwy T15, Knoxville is requesting the amendment of the Special Use Permit dated June 7, 1990, which allowed the then owner Gary Lenger up to 50 salvage cars in an A-1 zoning district. The legal description is Parcel 0560101000 with an appreciated legal of the SW NE PT 417' x 451' except Parcel G (full legal in the zoning file) of 9-75-19.

In March 2001 the property at 1558 Hwy T15, Knoxville was upgraded from A-1 zoning to C-2; Highway Commercial on the Marion County Zoning map.

When Mr. Lenger expressed interest to expand his salvage yard and the property at 1558 being just 1.6 acres had no room for expansion. Marion County Zoning agreed that the only place to expand was at 1596 Hwy T15 but felt it was in the best interest of Mr. Lenger to get neighbor and County support to sign the agreement dated February 17, 2022, allowing the amendment of the SUP which would allow NO SALVAGE at 1558 Hwy T15.

Marion County explained screening of the property at 1558 Hwy T15 to hide the salvage had always been impossible due to the lay of the land. Once the property was rezoned to C-2 in 2001 salvage should not have been allowed.

The amendment will clean up the corridor into Knoxville and bring the property into compliance with the C-2; Highway Commercial.

Mr. Wooldridge has concerns on whether Lenger can still park cars on the property at 1556 Hwy T15, Knoxville. This is the house in front of 1558 Hwy T15 owned by Kim Lenger. Poffenbarger unfortunately explained 1556 Hwy T15 was also zoned C-2; Highway Commercial in 2001 so there is not anything to stop Lenger. He should however have plenty of room at 1558 with all the salvage gone.

Loren Van Wyk had concerns with the proposed number of allowed cars. Van Wyk felt 12 was too low of a number and could hamper the business. Van Wyk felt the number should be at least 20 cars for sale or cars due for mechanical work.

Loren Van Wyk made a motion to amend the proposed to allow for 20 cars for sale or mechanical work.

Poffenbarger verified the motion. "The motion is to amend the Special Use Permit dated June 7, 1990, which allowed salvage of up to 50 cars. The amendment will void allowance for any salvage to be stored at the property 1558 Hwy T15, Knoxville. The property will be allowed to have up to 20 cars for sale or awaiting mechanical work. The property owner will have 30 days from the approval of the amendment to bring the property into compliance with the amendment."

With a motion on the table Huffine called for a second on Petition 2022-890. Szlachetka seconded the motion.

Szlachetka	yes
Miller	yes
Huffine	yes
Kacmarynski	yes
Van Wyk	yes

Huffine called for a motion to adjourn the meeting. Miller made the motion and Van Wyk seconded the motion. All in favor; meeting adjourned.

Minutes by: Melissa Poffenbarger