

Minutes of the Marion County Zoning Commission Meeting
March 7, 2023

The Marion County Zoning Commission met in person on March 7, 2023, at 5:00p.m. 3014 East Main St., the Marion County Office Building.

Poffenbarger called the meeting to order since this was the first meeting of the year until a vote could be taken on chairperson for 2023.

Agan made a motion for Davis to serve as chair and De Zwarte seconded the motion. Davis will be the chairman for 2023.

Davis	aye
De Zwarte	aye
Miller	aye
Treft	absent
Agan	aye

Davis called for a motion for vice chairman. Agan made a motion for Miller to be vice chair. De Zwarte seconded the motion. Miller will serve as vice chair for 2023.

Davis	aye
De Zwarte	aye
Miller	aye
Treft	absent
Agan	aye

Members present were Leslie Miller, Sarah Treft, Keith Davis, Larry De Zwarte and Sandy Agan. Members of the public present were Cameron Kleinschmidt, Logan and Madi Van Zante.

The October 18, 2022, minutes were presented for approval. Chairman Davis called for a motion for approval. Miller made a motion to approve, and Davis seconded the motion. A roll call vote was taken.

Davis	aye
De Zwarte	aye
Miller	aye
Treft	absent
Agan	aye

Petition 2023-900 was presented- Site plan for KLN Entertainment LLC d/b/a Slideways. The property is described as: Parcels B, E, F & G (0746308000) of the Southwest Quarter of the Northeast Quarter of 36-76-20 of the 5th P.M. Marion County, Iowa.

Poffenbarger explained the expansion is in excess of 22,000 sq ft therefor per 55.30 (2)(B) Marion County site plan ordinance the expansion must go through formal review.

For transparency and neighborhood education a public hearing was held. Notices were sent to the neighboring properties within 500 feet. Poffenbarger explained only one neighbor called the zoning office to see how far from his property the expansion would be. Given it is more than 350 feet from the property lines he had no concern.

A stormwater detention plan was drafted by Garden and Associates to meet the requirements of 55.30(4) (13)(a) expansion of over 10,000 sq. ft. The plan shows a portion of the drainage to the existing detention pond with the remainder go to a proposed detention pond.

A recent survey added just over 7 acres to the existing parcel for a total of 16 acres on the slideways parcel. The property owners do own the outlying acres around Slideways, supplying a substantial buffer from neighboring properties.

The property has ample parking currently with overflow opportunities if needed. Additional ADA spots will be paved next to the expansion.

The cart storage/ maintenance building will be 60' x 180' with a hand washing station and bathroom.

The bowling alley (8 lanes)/ bar expansion will be 11,755 sq. ft.

Signage and lighting are already in place.

The existing building will continue to utilize the current septic. The location and size of the current septic makes expansion of it not feasible.

Poffenbarger currently explains Van Zante's and Marion County EH are trying to work through the septic design plan.

Cameron Kleinschmidt, Marion County EH was present to discuss the proposed septic based on size. Kleinschmidt explained based on Iowa Chapter 69 the numbers show the system over the capacity of County regulatory capacity. The system would be regulated by the Iowa DNR. Systems of that size have much greater setbacks and typically more expensive.

Davis asked a few questions about the septic and number of days the system will be used.

Kleinschmidt feels the best option for Van Zante's are to have an engineer design the septic. Going with an engineered design the system can be customized to the property and not based solely on numbers in a chapter.

Treft asked about the commission's options for approval without the septic portion finalized.

Poffenbarger explains to the commission they have the standard options.

Approve as presented.

Approve with amendments

Table for further information

Deny

Poffenbarger explains the contractor hired for the dirt work is available as soon as the weather clears and Van Zante's don't want to lose their spot.

Poffenbarger explains it is reasonable to approve the site plan as presented with the condition NO BUILDNG PERMIT CAN BE ISSUED UNTIL the septic plan/permit is in place. All proposed construction is required to have a septic permit in place before the building permit is finalized.

Chairman Davis called for a motion to close the public hearing of the site plan for KLN Entertainment d/b/a. Miller made a motion to close the public hearing and Treft seconded the motion. A roll call vote was taken.

Davis	aye
De Zwarte	aye
Miller	aye
Treft	aye
Agan	aye

Discussion continued on the site plan. The commission agrees an additional requirement should be made before forwarding on to the BOS. NO BUILDING PERMIT CAN BE ISSUED UNTIL THE SEPTIC DESIGN/PERMIT IS ISSUED. Poffenbarger acknowledged that would be a reasonable addition.

Davis called for a vote on the site plan with the addition added to the requirements. Miller made the motion to approve with the following addition "NO BUILDING PERMIT CAN BE ISSUED UNTIL THE SEPTIC DESIGN/PERMIT IS ISSUED." Treft seconded the motion. A roll call vote was taken.

Davis	aye
De Zwarte	aye
Miller	aye
Treft	aye
Agan	aye

Poffenbarger will forward to the Marion County Board of Supervisors for the March 14, 2023, meeting.

Davis called for a motion to adjourn. Miller made the motion and Treft seconded the motion to adjourn, all ayes.

Minutes by Melissa Poffenbarger