

Minutes of the Marion County Zoning Commission Meeting
March 21, 2023

The Marion County Zoning Commission met in person on March 21, 2023, at 5:00p.m. 3014 East Main St., the Marion County Office Building.

Members present were Leslie Miller, Sarah Trefth, Keith Davis and Sandy Agan.

The March 7, 2023, minutes were presented for approval. Chairman Davis called for a motion for approval. Miller made a motion to approve, and Agan seconded the motion. A roll call vote was taken.

Davis	aye
De Zwarte	absent
Miller	aye
Trefth	absent
Agan	aye

Poffenbarger explained the action needed for Adkins Urban Renewal Area. Poffenbarger explained since Pleasantville and Marion County are in a joint agreement Urban Renewal Agreement on Adkins Urban Renewal Area Marion County Zoning must look at whether the development is within the scope of Marion County's Land Use Plan as described in the documents provided.

"D. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole, outlined in the Marion County Comprehensive Land Use Plan 2013. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the County's current land use planning or zoning regulation process.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County in conjunction with the City of Pleasantville."

Poffenbarger explained that the subject parcel was not in conflict with the 2013 Marion County Land Use Plan. The subject area was not included in the 2013 Land Use Plan as the parcel was in the incorporated City of Pleasantville.

The determination was the subject area is not in conflict with the Marion County Land Use Plan. Chairman Davis called for a vote on the Adkins Urban Renewal Area for the conformity with Marion County's Land Use Plan. Miller made a motion it was within conformance and Agan seconded the motion.

Davis	aye
De Zwarte	absent

Miller aye
Treft aye
Agan aye

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

Directly after the meeting Eric and Alex from Hopkins and Huebner Law Firm gave an educational presentation on Marion County Planning and Zoning/Board of Adjustment Procedures Review.

Poffenbarger explained after attending two seminars put on by Hopkins and Huebner, she had requested the presentation to inform new members and remind existing members of the process.

Members present were Leslie Miller, Sarah Treft, Keith Davis, Sandy Agan, Danielle Huffine, Jan Szlachetka and Dale Miller.

The presentation covered open meeting laws, open records laws, communications.

The differences in the action of the Zoning Commission and the BOA.

Elements that apply to the SUP and variance applications.

Controlling the public and the petitioner in the meeting.

Writ of Certiorari and State laws.

The importance of recordings, fact of findings.

Distribution of records prior to meetings and discussions with petitioners or neighbors or other board members outside the meetings.

Minutes by Melissa Poffenbarger