

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

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

The members present were Keith Davis, Sarah Treft, Joe Cunningham, and Sandy Agan. Leslie Miller was absent from the meeting.

The public members present were Vicki Dye, Rick Dye, Tyler Christian, Fred Agan, Tim Agan.

The October 17, 2023, minutes were presented for approval. Chairman Davis called for a motion for approval. Cunningham made a motion to approve, Treft seconded the motion. A roll call vote was taken.

Davis	aye
Agan	aye
Treft	aye
Cunningham	aye

Davis opened the public hearing for Petition 911 – Official review of the site plan for the Junction 92 Marion County Road Department Maintenance located shop at Old Hwy 92, Knoxville (legal description: Parcel B located in the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 75 North, Range 19 West of the 5th P.M., Marion County, Iowa as recorded in Book 2005-Page 7783.)

Review is required in accordance with 55.30 (A) A site plan and corresponding review are required whenever a person, firm or other group wishes to develop or redevelop a tract of land in Marion County 55.30 (B) (1) if the new structure or addition is larger than 10,000 square feet.

The property at 1805 Old Hwy 92, Knoxville is zoned A-1: Agricultural. Marion County Zoning Ordinance 55.24 (2) principal uses allows for public - any public building erected and used by any department of township, County government with a Special Use Permit.

Once the public hearing was open Poffenbarger turned the meeting over to Tyler Christian, Marion County Engineer to give the history and details of the project and property.

Christian explained the property was purchased in 2006. After a review of many sites this property was determined to be a suitable location for a consolidation of the road maintenance operations.

Currently there are three buildings on the property. The property has been used for salt and sand storage with little progress.

In 2019 planning began to move forward with the consolidation of maintenance shops; some of the current shops are out of space and in need of updates if they are to continue using them.

In 2020 plans were presented to move forward; Covid put the project back on hold.

A Special Use Permit was issued on February 18, 2020, by the Marion County Board of Adjustments.

The plans have changed slightly since the SUP was approved in 2020.

Preliminary grading happened in 2020 with some final grading taking place recently.

The whole project is being presented. Currently only the main shop is out for bid, which is 32,400 sq. ft.

The construction of the proposed buildings differs so each building will be put out for bid separately.

A site drainage plan was designed by Garden and Associates in accordance with 55.30 (13) (a) to ensure compliance with drainage laws Marion County may require a storm water management plan when proposed buildings, parking areas and impervious surfaces are greater than 10,000 square feet.

Site paving and all buildings are included in the detention calculations.

The site is approximately 20 acres.

Buildings proposed on site:

- o Proposed Engineer Office, 1 Story, 4,582 sq. ft., F.F. Elev=855.0
- o Proposed Mech. / Maint. Shop, 2 Story, 32,400 sq. ft. main floor, F.F. Elev=854.5
4,500 sq. ft. mezzanine
- o Proposed Cold Storage Bldg., 1 Story, 9,520 sq. ft., F.F. Elev=854.5
- o Proposed Salt Shed (Hoop Building), 5,760 sq. ft., F.F. Elev=853.5
- o Proposed Sand/Salt Shed (Hoop Building), 5,760 sq. ft., F.F. Elev=853.5
- o Existing IRVM Building, 1 Story, 4,800 sq. ft., F.F. Elev=851.5
- o Existing Sand/Salt Shed, 4,020 sq. ft., F.F. Elev=854.0
- o Existing Warm Storage Bldg., 1 Story, 3,900 sq. ft., F.F. Elev=856.5

Parking Spaces:

Office, 6 public spaces including one ADA stall

Mech/Maint. Shop, 4 public spaces including one ADA stall, 27 employee spaces

We will have 3 storm shelters (SF6810, Midwest Storm Shelters, information included)

The 3 shelters will be in two locations on site and will occupy between 40-50 people. (See included site plan for locations)

Proposed sign will be approximately 10' wide by 6' tall located on property off the right-of way.

The commission asked questions about detention and lp storage tanks.

Christian explained all drainage is compliant with the requirements set forth by the Iowa DNR.

The property will have three phase electric to service the maintenance facility equipment.

Christian explained the facilities being combined are Clay, Pella, and Central shop. The Clay, Pella and Harvey will be sold. The Central shop facility is owned by the Marion County Conservation.

Septic design was done by an engineer and reviewed by the Marion County Sanitarian. The oil and water separators will be DNR compliant and not hook into the septic.

Property owner Vicki Dye asked when construction would begin. Proposed start date of the maintenance shop and fuel island is early 2024 with a projected completion date of December 2024. Other buildings will come later.

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

Davis	aye
Agan	aye
Treft	aye
Cunningham	aye

With no further questions on Marion County Road Maintenance facility Davis called for a vote. Agan made the motion. Treft seconded the motion.

Davis	aye
Miller	aye
Agan	aye
Treft	aye
Cunningham	aye

Davis called for a motion to adjourn Cunningham made the motion and Agan seconded the motion. All in favor.

Minutes by Melissa Poffenbarger