

To: Marion County Planning and Zoning

3/28/2002

From: Jayson and Jan Hanschu

Re: Rezoning of "Hillsboro Motor Cross Park," 18 acres, Legal 13-20-1

OUTLINE OF PRESENTATION:

- A) Introduction of ourselves, our background
- B) Background on the evolution of this potential land sale
- C) Our understanding of the zoning/rezoning process
- D) Our thoughts on why we feel it should not stay zoned agricultural/race track
 - not attractive in its current state – see photos
 - not safe in its current state – liability hazard
 - not suitable for farming/tilling – see topographical map and photos again
 - the track is not “neighborly” – noise, trash, mud, unsupervised
 - visited with a few neighbors – prefer homestead over race track
 - owners have agreed to sell the property/we buy – subject to zoning
- E) Our thoughts on why we feel it should be rezoned to rural residential
 - potential to be a beautiful homestead – like “Colorado” in Kansas
 - hills, valleys, trees, rock ledges, view/scenery – show paintings
 - pond – discussed with County Soil Conservation office
 - “homework” myself, as well as other already present items
 - sewer – visited with David Brazil of the County on the subject
 - tire disposal – visited with David Brazil, aware of method and cost
 - David Brazil – briefly discussed setbacks, processes, etc for home site
 - not in flood zone – see maps
 - already has rural water there at the site – see photo
 - electrical is 1/8th of a mile away – see photo
 - road is already rocked and maintained by the County – see photo
 - “landlocked” – currently all adjoining land is farmable & owned by others
 - visited with builders on possible plans
 - “pride of ownership” we take in our property – photos of former house
 - access to farm equipment to get the job done, parents farmers
 - access to construction equipment and operators, in-laws own company
 - timetable, own/clean-up immediately if possible, build this fall/next spring
 - willing seller/willing buyer – contract signed
- F) Summary of presentation
 - our thoughts on why it doesn’t need to stay “as is”
 - our thoughts on why it would be a great homestead site
 - photos, maps, and plans on the subject to help illustrate our thoughts
- G) Conclusion
 - family and career – important
 - dreams
 - emotions
 - desire to own, improve, and make it our home, asset to the County
 - “good thing”
 - Thank You – answer any questions