

**MARION COUNTY
PLANNING COMMISSION
BOARD OF ZONING APPEALS**

RECORD OF PROCEEDINGS

May 26, 2016

**Members
(Present)**

Nick Kraus, Chair
Mary Avery
Kathy Inlow
Derek Belton
Jeff Bina
Jim Schmidt

**Members
(Absent)**

Marty Dalke
Brad Vannocker

**Staff
(Present)**

David Yearout
Tina Spencer
Emma Tajchman

1. CALL TO ORDER & ROLL CALL

Chair Kraus called the meeting to order at 7:27 p.m. and declared a quorum with five members present. All others had given notice of intended absence.

2. APPROVAL OF MINUTES – Consideration of the March 2, 2016 Record of Proceedings.

Bina moved to approve the March 2, 2016, meeting minutes with edits. Edits consisted of correcting the abbreviation for meteorological towers (MET) to maintain consistency throughout the document. Inlow seconded the motion and it carried unanimously.

3. OLD BUSINESS ~ None

4. NEW BUSINESS

a) Z-HLS-16-02~ Public Hearing to consider a request for a Homestead Lot Split.

First date of publication for the notice occurred on May 2, 2016. The notice was published for two consecutive weeks. No conflicts of interest or outside contact with the applicants were reported by PC/BZA members. Property owners, Kenny and Elaine Schmidt, reported. The home was built in the center of the parent parcel for aesthetic purposes. They are now looking to the future (anticipated but not immediate sale) of the homestead. The new parcel would consist of 8 acres of landlocked homestead with an easement down the existing driveway. The purpose of the easement is to allow public road and utility access. The option of a flag lot was discussed. A flag lot is a lot consisting of a rectangular connected to a long narrow strip granting road access. Yearout and Spencer explained that the lot split is a cleaner option in comparison to a flag lot. Yearout recommended approval of the proposed homestead lot split. Public hearing closed. Schmidt moved to approve. Belton seconded and it carried unanimously.

b) Discussion of proposed amendments to the comprehensive plan in the zoning regulations concerning wind energy development standards.

Another wind energy company has shown interest in development in Marion County. No specific locations were discussed, but they inquired after the western portion of the county, extending into McPherson County. They were aware of the existing MET towers and noted that their target location is farther south. They also mentioned the idea of a full proposal without METs in advance. The existing METs and now another developer inquiry have served as a catalyst for change. At the time the overlay district was developed, it was the only area eligible due to location of transmission lines and technology. Advances in the industry have made the overlay district obsolete. Wind Energy Conversion Systems (WECS) regulations possibly need to be amended as well. Development cannot spread to the eastern portion of the county, but most other areas would be favorable. Wind developers have identified specific items within our regulations that could be modified (i.e. minimum ground clearance). Another item to consider, WECS will no longer be tax exempt beginning in 2017. Yearout will bring proposed amendments to the July meeting. (No meeting is held in June.) Members would like proposed changes available for review prior to the meeting. If any applications are received for the July meeting, we may need to meet ahead of time. Members were in agreement to revisit the WECS regulations and overlay district regardless of further inquiries or applications from wind developers.

c) Appointment of board secretary.

Tajchman was nominated as board secretary. Belton moved to approve. Avery seconded the motion and it carried unanimously.

6. ADJOURNMENT

Avery moved to adjourn. Belton seconded the motion and it carried unanimously.

PASSED and APPROVED July 28, 2016.



Nick Kraus, Chair

ATTEST:



Emma Tajchman, Secretary