

MARION COUNTY PLANNING COMMISSION

NOVEMBER 18, 1993

Record of Proceedings

- Item 1: Chairman Ammeter called the meeting to order at 7:32 PM.
- Item 2: Roll call was answered by Clark Wiebe, Dean Fincham, Dorman Becker, Marlin Janzen, and Sherwin Ammeter, constituting a quorum. Lewis Unruh arrived later. Also present was Deana Olsen, Recording Secretary.
- Item 3: Minutes of the October 28, 1993 Meeting: Chairman Ammeter asked if there were any changes. No response. Dorman Becker moved that the October 28, 1993 minutes be approved, second by Dean Fincham. Vote was 5 - yes, 0 - no. Minutes approved.
- Item 4: Conditional Use, Justin Youk, Applicant, Dennis Youk, Land Owner, E 1/2 NE 1/4, 4-20-4: Chairman Ammeter introduced this application and asked Deana Olsen to read the public notice as published in the Marion County Record. Olsen also made notice of the letter from the Marion City Commission stating their approval of this application. Chairman Ammeter then asked the Youks for their presentation.

Justin Youk stated he had a trucking business which is currently based within Marion city limits. He is running out

of room and would like to move his base to the country for more room and better access.

Chairman Ammeter asked about the nature of the business.

Mr. Youk stated he was in the trucking business and this location would be his new headquarters.

Chairman Ammeter then asked for the exact location. Mr. Youk gave the location as the E 1/2 NE 1/4 of section 4, south of the propane tanks and pointed it out on the maps. It would be 10 acres more or less in an "L" shape. Dennis Youk stated that the entrance put in by the county would be the entrance they would use. This entrance is on the north end of the site, off of Airport Road.

Clark Wiebe asked for the rods and dimensions. The location and dimensions were discussed and located on the map. The applicant gave the measures as stated in his application. Dennis Youk noted that the property was east of the runway.

Dorman Becker asked about the type of building being proposed. Justin Youk stated it would be a metal building, like a Morton or Butler building.

Clark Wiebe noted that the Planning Commission would have to approve the figures as on the application. The Youks

indicated they understood and that the figures on the application were correct.

Clark Wiebe asked for a description of the structure to be put up. Justin Youk stated it would be an all steel building, 60 ft by 75 ft, 15 ft tall, with colored steel.

Chairman Ammeter noted that the setbacks would have to be adhered to.

Clark Wiebe questioned the type of sanitation system to be installed. Justin Youk indicated it would be a lagoon or septic tank.

Clark Wiebe asked if Youk hauled primarily grain, or would there be livestock trailers to be washed out. Youk replied he had no livestock trailers at this time, he hauled grain.

It was noted that truck terminals are an approved conditional use in the guidelines.

Chairman Ammeter asked if there were any other questions, either in favor or opposed.

Clark Wiebe asked if notices had been sent to the adjoining landowners. Deana Olsen replied the Appraisers office usually does this and that she had not been made aware of any

responses.

Deana Olsen asked if the conditional use, if approved, would follow the land. Reply - yes.

Justin Youk then asked what would happen if he wanted to build a house at the location. Clark Wiebe responded that he would have to re-zone if the tract was less than 40 acres, or add 30 more acres.

Clark Wiebe asked if there was adequate access for large trucks. Youk replied there was.

Deana Olsen asked if the road was built to handle heavy truck traffic. Chairman Ammeter replied that it was a public road.

Clark Wiebe pointed out that the Board can require other requirements along with a conditional use, such as fencing or trees.

Chairman Ammeter asked Mr. Youk if he had any plans for anything along that line. Justin Youk stated he would probably put a windbreak between the building and the propane tanks. Chairman Ammeter then asked how far south would the building be located. Justin Youk said it would be straight west of the plug entrance. Chairman Ammeter noted this was approaching 1/4 mile south of 256.

Marlin Janzen asked if Youk would be storing used tires, etc. outside the building. He noted he felt it might be advisable for the Commission to make a stipulation because it was located on the road to the county lake which is an asset to the county. Youk stated a waste oil tank on the south side of the building would be the only thing.

Chairman Ammeter asked how many trucks were involved. Justin Youk stated one at the present time.

Clark Wiebe asked for consideration on a stipulation about items stored outside the building requiring screening from Airport Road. Discussion followed. Dennis Youk noted that the property was zoned AG now and he could put junk machinery there now if he wanted to. Clark Wiebe proposed a stipulation stating "any items incidental to the operation of this business that are stored outside of the enclosed structure be properly screened from the view of Airport Road, also known as Marion County Road # 859". This was discussed further.

Clark Wiebe moved to approve the Conditional Use application with the stipulation that any items incidental to the operation of this business that are stored outside of the enclosed structure be properly screened from the view of the Airport Road, AKA Marion County Road # 859. Dean Fincham seconded the motion. Vote: 5 - Yes, 0 - No. Motion passed.

Chairman Ammeter informed the Youks that it will now go before the Marion County Commissioners for a final recommendation.

Item 5: Off Agenda Items: Discussion was held on a date for the next scheduled Planning Commission meeting. Questions were raised about the length of time the Commission has in which to respond to an application and the fact that there were no applications in the works at the present time.

Clark Wiebe moved that the next Planning Commission be on the regular scheduled date in January 1994 - the fourth Thursday. Dorman Becker seconded the motion. Vote: 6 - yes, 0 - no. Motion passed.

Item 6: Dean Fincham moved to adjourn the meeting, Clark Wiebe seconded the motion. Vote: 6 - yes, 0 - no. Motion passed. Meeting adjourned at 8:12 PM.