

MARION COUNTY PLANNING COMMISSION

**RECORD OF PROCEEDINGS
OCTOBER 24, 1996**

Chairman Sieger called the meeting to order at 7:55 p.m.

Roll Call was answered by Clark Wiebe, Dorman Becker, Bud Pierce, Terry Eberhard, and Eileen Sieger. Herb Bartel was in attendance. Dean Fincham, Don Fruechting and Marlin Janzen were absent.

Eileen Sieger asked if there were any additions or corrections to the minutes of the July 25, 1996 meeting. There were no corrections or additions. Bud moves to approve the July 25, 1996 minutes. Dorman seconds. **In favor: 5, Opposed: 0. Motion carries.** Eileen asked if there were any additions or corrections to the minutes of the September 26, 1996 meeting. There were no corrections or additions. Clark moves to approve the September 26, 1996 minutes. Terry seconds. **In favor: 5, Opposed: 0. Motion carries.**

Item #4 - **Lavern & Dorothy Unruh**, application for rezone from AG to RR. Notice was duly published in the Marion County Record on October 2, 1996. Applicants are present. Herb Bartel passed out two (2) photographs. Applicant stated that they are applying for a rezone as their daughter and her husband want to build a house on this property. Eileen asked the Applicants what the total acreage is of the property. Applicant stated 25 acres. Property is south and east of Goessel. Eileen asked if the Applicants live on the property now. Applicant stated yes. Bud Pierce asked Herb if the south line of the property is where you drive in. Herb answered yes. Bud stated that he was out to the property earlier to make himself familiar with this application. Eileen asked the Applicants how they were wanting to divide the 25 acres, how many acres to their daughter, etc. Applicant stated that they wanted to keep it all in one (1) piece. Herb stated that the portion of property where the house is located is zoned rural residential, approximately 5 acres was zoned rural residential originally. Herb stated that the remaining 20 acres is zoned agriculture. Herb stated that with the zoning in 1992, they tried not to make anybody non-conforming and 25 acres was not enough to make it an agricultural sight. The homesite was pulled out and zoned rural residential. Clark stated that the Applicants were not really asking to rezone 25 acres, they were asking to rezone 20 acres. Herb stated that this is correct as 5 acres is already zoned rural residential. Applicant stated that their daughter wanted to build on the north end, close to the Applicants house. Eileen asked what kind of water was available. Applicant stated they have well water. Clark if there was rural water in the area. Applicant stated that there is rural water one mile south of them, it comes from Newton. Herb stated that there was no way to do this administratively. Eileen asked if

there was a septic tank or a lagoon. Applicant stated they have a septic tank. Eileen asked if their daughter planned to have a totally separate septic system and well and not share between the houses. Applicant stated it would be separate. Eileen asked how far away the two houses would be from each other. Applicant stated they don't know as of yet. Applicant stated that the drive opens to the west. Herb stated that we would have two residences on a 25 acre parcel, a plat would not be recorded. Clark stated that if property was split and ownership would change at a future date, outside of the family, they would need ten acres each. Herb stated that his recommendation is to extend the zoning of rural residential to the entire 25 acres. Applicant asked about taxes. Herb stated that the Applicants will be taxed on the new improvements, not because of zoning. Herb also stated that the land that the house is on will now be a homesite, instead of agriculture. There is a difference in valuation between agriculture and homesite, when you put a new house on this property, you will see your land value change, your taxes will go up. This does not affect surrounding property owners. Eileen asked if there were any further questions. No surrounding property owners were in attendance. Eileen closed the public hearing portion of the meeting. Bud stated that he had no problem with rezoning the remaining property to rural residential. Dorman moves that we recommend to approve the remaining portion of the property to be rezoned to rural residential. Bud seconds. **In favor: 4, Opposed: 1, Motion carries.**

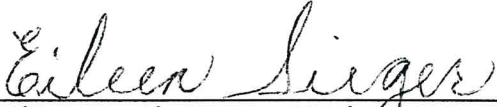
Item #5 - **Leon & Doey Kremeier**, application for rezone from AG to RR. Neither the Applicant nor their representative was present. Mildred Landburn did attend the meeting, she is the representative buyer for this property. This application is tabled until the next regularly scheduled meeting of the Planning Commission on November 21, 1996.

Item #6: - **Heartland Wireless Communications** has not installed the white strobe lights on their tower as of 10/24/96. Karen stated that they were given until November 4, 1996 to comply.

Eileen stated that there were three (3) members whose terms will expire at the end of this year; Bud Pierce, Marlin Janzen and Don Fruechting. These members need to be thinking of their plans.

Bud moves to adjourn. Dorman seconds. **In favor: 5, Opposed: 0. Motion carries. Meeting is adjourned.**

PLANNING & ZONING COMMISSION


Eileen Sieger, Chair