

MARION COUNTY PLANNING COMMISSION

OCTOBER 27, 1994

RECORD OF PROCEEDINGS

There was not a quorum for the October meeting . Chairwomen Sieger made the decision to let the applicants come and present their cases. The information would then be presented to the other commission members for recommendation at the November meeting.

Herb and Chairwomen Sieger explained the situation to the applicants and they agreed to present their applications and not attend the next meeting.

Item 4: D. W. Wheeler was representing Mabel Jensen for the rezoning and variance application that she is seeking. Mr. Wheeler explained the property as 460' x 405' or 4.63 acres. The house is vacant now but was rented out up to 3 years ago. The applicant would like to rezone this parcel so it could be put on the market and sold. There is a wind break on the north of the property and farmland up to the boundary of the farmstead which is owned by Renferd Koehn. The farmstead contains the house and barn.

Herb stated that this property is located 3 miles west of 77 highway and west of Burns.

Eileen explained that there is two parts to this application. The rezoning and the variance are two separate actions.

Mr. Wheeler stated that the applicants just want to be put in a position to start action on selling this property, but there is not a great hurry to accomplish this.

The decision on this application will be tabled until the November meeting. Mr. Wheeler said he probably will not attend.

There were no further questions.

Item 5: Fred and Virginia Shields and Mike and Karen Wash are the applicants. There were a number of concerned neighbors and friends in attendance to listen and learn about this application.

Chairwoman Sieger explained about not having a quorum, and that there will not be a decision at this meeting and asked if this was agreeable with the applicants. They agreed to explain the application at this time.

Mike Wash asked to have rezoning explained.

Chairwomen Sieger explained that Marion County put zoning, rezoning, and variance regulation into effect to protect the people of the county . With zoning in effect people could have say as to what will be allowed in the county or on their adjoining properties. Without it anything would be allowed without any regulations. This could lead to unexpected and unattended

expenses for the county.

Mrs. Bezdek asked where the money goes for permits.

Herb stated that it goes into county general to cover expenses for the publishing charges for the rezoning, variance, and conditional use permits and to notify surrounding land owners. This money helps to defer costs.

Herb asked the applicant to explain the rezoning application.

Mr. Shields stated that Mike and Karen Wash have rented from them for about eight years and would like to buy about two acres which includes the house and shed but not the barn. The property has a sewer system. The dimension are 230' x 380'. The barn has been agreed to be torn down by the Shields. Herb asked Mike Wash if he would prefer to rezone as Suburban Residential or Rural Residential. Herb and Chairwoman Sieger explained the difference between the two. SR is a minimum of one acre per family and retains the character of rural area yet allows for residential development. RR is a minimum of 10 acres per family and retains the character of the rural area with very limited residential development.

Mike Wash decided to apply for RR zoning.

The fence surrounding the property would need to be moved back to encompass the two acres.

It is also not definite that the Walshs would only purchase two acres. They may be willing to go to five acres. They indicated any more would be more than they could use or upkeep.

Herb explained that the purchase between Shields and Wash could be finalized before the commissioners granted the rezone and variance.

Mike Wash stated that he wanted to wait until the property would be rezoned.

Mrs. Bezdek asked about the other members on the planning commission and how they were chosen.

Chairwoman Sieger explained that they each represented a district and who the members were from each district. Also that they were appointed by the County Commissioners.

There were no further questions.

The public hearing on these applications were closed.

8:35 p.m.