

1. CALL TO ORDER.

Vice Chairperson Sunderman called the regular monthly meeting of the Zoning Board of Adjustment to order at 7:00p.m.

2. ROLL CALL.

Members Present: Lorenz, Potter, Pearson, Sunderman
Members Absent: Kent
Staff Present: Hockett and Burlage

3. MINUTES.

- a. Motion to approve the minutes as submitted from the January 16, 2018 meeting.

Motion by Pearson, seconded by Lorenz to approve the January 16, 2018 minutes as submitted.

All "ayes" motion approved

4. CONSENT CALENDAR.

- a. Motion to receive and file all correspondence from applicants and staff reports regarding variance request on the February 20, 2018 Marion Zoning Board of Adjustment Agenda.

Motion by Lorenz, seconded by Pearson to receive and file all correspondence from applicants and staff reports regarding variance request on the February 20, 2018 Marion Zoning Board of Adjustment Agenda.

All "ayes" motion approved

5. CONDITIONAL USE.

Burlage presented the staff report regarding the proposed conditional use request for the accessory keeping of honey bees.

Public hearing regarding Kimberly I Johnson's Conditional Use request pursuant to Section 176.49-09 of the Marion Code of Ordinances to allow honey bee hives to be located at 1104 7th Avenue.

Kevin Connelly, the applicant, gave background on his experience as a bee keeper. He also described how the flowhive system he is proposing to use operates, as well as, winter storage of the bees within the hive.

Pearson asked if the hives were going to be anchored to the roof and Sunderman asked if there was anything within the code that addresses anchoring when the hives are on a roof.

Connelly, said that he plans on attaching the hive roof to the box so the wind does not blow it off. He also stated that he can secure the hives to the roof, but had not originally planned on it.

Burlage noted that the Code does not mention anchoring hives when located on a roof.

Sunderman also asked if the access to the roof is to Code.

Connelly stated that the access is a regular latch rooftop access for maintenance purposes.

Pearson asked if signs were going to be posted indicating that there are bees on the roof.

He also answered questions from the Board regarding the anchoring of the hives, access to the roof.

Connelly said that no one would have access to the roof besides Kim Johnson (building owner) and himself.

Sunderman said that his concerns were geared around safety concerns associated with the hives being located on the roof.

Sunderman asked if there was anything within the Code regarding a review of maintenance of the hives.

Burlage and Hockett stated that the Code mentions that State and local codes shall be followed. If the City received any complaints, the City at that time could review the use to see if a nuisance exists. However, there is no review process currently in place.

Lorenz asked with a conditional use if the application was reviewed after a year.

Hockett started that there is no review process, however, that is a condition that can be placed on the approval. The Board would only see the request again if the use were abandoned for a certain period and they wanted to reinstate the use.

Motion by Lorenz, seconded by Potter to approve ZBA Resolution No. 18-01 approving the Conditional Use request for accessory use to keep honey bees based on meeting the conditions of the use.

All "ayes" motion approved

6. OTHER BUSINESS.

No additional business was presented.

7. ADJOURNMENT.

There being no further business the meeting was adjourned at 7:20p.m.

Respectfully Submitted,

Todd Pearson, Secretary