
1. CALL TO ORDER

The regular meeting of the Zoning Board of Adjustment was called to order at 7:00pm.

2. ROLL CALL

Members Present: Kent, Potter, Golden, and Jordan

Members Absent: Sunderman

Staff Present: Hockett and Behrens

3. MINUTES

- a. Motion to approve the minutes as submitted from the December 17, 2019 meeting.

Motion by Jordan, seconded by Golden to approve the December 17, 2019 Zoning Board Minutes.

All ayes, motion approved (4-0).

4. CONSENT CALENDAR

- a. Motion to receive and file all correspondence from applicants and staff.

Motion by Potter, seconded by Golden to receive and file all correspondence from applicants and staff.

All ayes, motion approved (4-0).

5. VARIANCE REQUEST

- a. Public hearing regarding a variance request by Kevin Conley pursuant to Section 176.49-9B(1) to exceed maximum number of honeybee hives to be located at 1104 7th Avenue, Marion, Iowa.

Behrens provided the staff report for both the variance and conditional use requests related to the proposed honeybee hives at the same time. She stated the co-applicant's concerns related the risk of high wind in correlation to the height of the hives and why they are requesting a variance to allow four (4) additional hives. Behrens also went over the conditional use requirements for keeping of honeybees and the general criteria for review for both the variance and conditional use requests.

Kevin Conley, 757 11th Street #201, gave the Board background information regarding his history with beekeeping and the success he has had on the rooftop.

Kent informed Conley that he had the choice to of his items voted on or not as only four Board members were present three (3) yes votes are required for approval. Conley requested that the Board vote on the items.

There being no other comments, the public hearing was closed at 7:14 p.m.

The Board discussed the variance request and stated that wind is a concern and the applicant is not going to exceed the volume of hives permitted.

Motion by Jordan, seconded by Potter to approve ZBA Resolution No. 20-01.

Roll Call:

Golden	Aye
Kent	Aye
Jordan	Aye
Potter	Aye

All ayes, motion approved (4-0).

6. CONDITIONAL USE REQUEST

- a. Public hearing regarding Kevin Conley's conditional use request pursuant to Section 176.49-9 of the Marion Code of Ordinances to allow honeybee hives to be located at 1104 7th Avenue, Marion, Iowa.

The Board discussed the request and stated that all of the setbacks for the proposed hives meet the requirements of the conditional use.

Motion by Potter seconded by Golden to approve ZBA Resolution No. 20-02.

Roll Call:

Jordan	Aye
Potter	Aye
Golden	Aye
Kent	Aye

All ayes, motion approved (4-0).

7. VARIANCE REQUEST

- a. Public Hearing regarding a variance request by Paul and Kathleen Pecchia, located at 3155 5th Street from section 176.35-12(1) regarding the placement of a solid fence within the required front yard setback.

Hockett presented the staff report and gave the Board background on why the Code does not allow solid fences to extend beyond the front of the house.

Kathy Pecchia, 3155 5th Street, gave background regarding her request and her concerns for her family's safety related to the neighbor's behaviors.

Kent informed the applicant of their choice to have the items voted on as three yes votes are required for an approval regardless of the number of members present. Pecchia requested that the item be tabled until the next meeting.

The public hearing was left open.

8. ELECTION OF OFFICERS

- a. Motion by Golden, seconded by Potter to retain the current officers.

All ayes, motion approved (4-0).

9. OTHER BUSINESS

- a. Annual review of ethics policy.

Hockett asked the Board if they had a chance to review the policy and stated he could answer any questions they may have.

10. ADJOURNMENT

There being no further business the meeting was adjourned at 7:27 pm.

Respectfully submitted,

Angela Jordan
Secretary