
1. CALL TO ORDER.

Chairperson Kent called the regular monthly meeting to order at 7:00 p.m.

2. ROLL CALL.

Members Present: Kent, Gibson, Roth and Sunderman

Members Absent: None

Staff Present: Hockett

3. MINUTES.

Zoning Board of Adjustment – May 19, 2015

Motion by Sunderman seconded by Roth to approve the May 19, 2015 minutes as presented.

All “ayes” motion carried.

4. CONSENT CALENDAR.

- a. Motion to receive and file all correspondence from applicants and staff reports regarding variance requests on the June 16, 2015 Marion Zoning Board of Adjustment agenda.

Motion by Roth, seconded by Sunderman to receive and file all correspondence from applicants and staff reports regarding variance requests on the June 16, 2015 Marion Zoning Board of Adjustment agenda.

All ‘Ayes’, motion passed (4-0)

5. APPEALS.

- a. Marion Independent School District, owner – 2900 10th Avenue, Marion, Iowa – Requesting a conditional use pursuant to Section 176.17-2 to allow for construction of an elementary school within the RT-1, Residential/Transitional Use zoning district.

ZBA Resolution No. 15-07 approving the variance request.

ZBA Resolution No. 15-07 denying the variance request.

Hockett presented the staff report regarding the proposed conditional use request.

Hockett explained that this was previously an elementary school that was sold to

Kirkwood several decades ago as the district was consolidating elementary schools in the district. The existing building will be removed entirely along with approximately a fourth of the existing parking lot for a new elementary building. Parent drop off will be through drop of lanes on the south side of the building while bus drop off will occur along 10th Avenue with a pull off area similar to the Vernon Middle School site.

Hockett indicated that the Planning & Zoning Commission at their June 9, 2015 meeting recommended approval of the request subject to the landscape requirements being satisfied.

Kent informed the applicant that since less than five members of the Board were present the applicant had the ability to have the item tabled for one month in hope of having a five member board at the next meeting. The applicant indicated that he wanted the case heard that night.

Brent Jackman, representing the applicant as the engineer indicated he was available for any questions.

Sarah Pinion, Superintendent Marion Independent School District, believes this site serves a greater area for the school district growth and allows for expansion and better traffic movement than the existing Emerson School offers. They need to build new as the current facility would not meet current education requirements, restrooms, gym space, lunch service etc. Expanding the building would likely cost as much if not more than new construction. The building will be constructed with a Safe Room for extreme weather conditions.

Roth, have any parents expressed concern?

Pinion indicated that they have had a few requests for students to attend the new building from Starry as the new building will provide for air conditioning. They would likely have to balance the classroom numbers as the district population changes. Parents will be involved in those decisions.

Motion by Sunderman to approved, seconded by Roth to approve ZBA Resolution No. 15-07 approving the variance request.

Roll Call:

Gibson – Abstain

Roth - Aye

Kent - Aye

Sunderman – Aye

Motion passed (3-0-1)

6. OTHER BUSINESS.

- a. Motion to propose amendments to the By-Laws to establish alternates to the Board and to update outdated Code Section numbers.

Hockett explained that the City Council approved an amendment to the Zoning Code establishing two additional members to the Zoning Board of Adjustment to serve as alternates should a regular member not be able to attend. This would offer the ability for applicants to present their request before a full Board.

Roll Call:

Gibson – Aye

Roth - Aye

Kent - Aye

Sunderman – Aye

Motion passed (4-0)

7. ADJOURNMENT.

There being no further items before the board the meeting was adjourned at 7:48PM

Respectfully Submitted,

Gordon Gibson, Secretary