

---

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, Sunderman, Potter, Golden, and Jordan

Members Absent: n/a

Staff Present: Hockett and Behrens

3. MINUTES

- a. Motion to approve the minutes as submitted from the November 19, 2019 meeting.

Motion by Jordan, seconded by Golden to approve the November 19, 2019 Zoning Board Minutes. All ayes, motion approved (5-0).

4. CONSENT CALENDAR

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

Motion by Sunderman, seconded by Potter to receive and file all correspondence from applicants and staff. All ayes, motion approved (5-0).

5. CONDITIONAL USE REQUEST

- a. Public hearing regarding the Marion Water Department's conditional use request pursuant to Section 176.08-3.D of the Marion Code of Ordinances for the locating of a Water Treatment Plant on the property in an A-1 District located at 2351 31st Street.

Behrens presented the staff report regarding the proposed conditional use request. She covered the items the Board takes into consideration while determining their decision as well as the recommendation from the Planning and Zoning Commission.

Golden asked if there would still be space for kids to play on the property or if this project would no longer allow for the open space. Behrens stated that the property will not be fenced off; the open space will be reduced but not eliminated.

Kent asked if code required any parking. Behrens noted that the existing driveway allows for vehicle parking, but staff does not feel that parking is necessary.

Todd Steigerwaldt, General Manager of the Marion Water Department, mentioned the reason for the request.

There were no other comments for or against the request, the public hearing was closed.

The Board discussed the request and stated that it meets the requirements of the conditional use.

Motion by Jordan, seconded by Golden to approve ZBA Resolution No. 19-15 subject to the following conditions:

- Landscaping near the building and along the eastern side be installed.
- Collaborate with neighbors within 300' on landscaping and screening of the aerator, as well as aesthetics.

Roll Call:

Sunderman	Aye
Potter	Aye
Golden	Aye
Jordan	Aye
Kent	Aye

All ayes, motion approved (5-0)

## 6. OTHER BUSINESS

None.

## 7. ADJOURNMENT

There being no further business the meeting was adjourned at 7:14pm.

Respectfully submitted,

Angela Jordan  
Secretary