

BOONE COUNTY ZONING COMMISSION MINUTES
SEPTEMBER 24, 2018
5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST FLOOR
201 STATE STREET, BOONE
PLEASE ENTER THROUGH THE EAST DOOR

I. OPEN MEETING AND ROLL CALL

| | | |
|----------------------------|----------------|--------------|
| Robert North | Carla Barnwell | Eric Crosman |
| Charles Kostelnick | Marilyn Jordan | Jan Danilson |
| Lance Stumbo (Chairman) | Kim Houlding | Gary Luna |

Present: Jan Danilson, Eric Crosman, Kim Houlding, Carla Barnwell, Charles Kostelnick and Robert North

Absent: Gary Luna, Marilyn Jordan, Lance Stumbo

Also Present: Michele Roth

II. APPROVAL OF MINUTES

A. August 27, 2018

Eric Crosman moved to approve the minutes from August 27, 2018

Seconded by Charles Kostelnick

Motion Carried

III. APPROVAL OF AGENDA

Eric Crosman moved to approve the agenda

Seconded by Carla Barnwell

Motion Carried

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

A. None

V. CITIZENS COMMENTS ON ITEMS NOT ON THE AGENDA (ADDITIONS TO AGENDA)

A. None

VI. OPEN PUBLIC HEARING(S) AND CONSIDERATION OF APPLICATION(S)

A. Application For Conditional Use Permit # 2018-061 submitted by Great Plans Land Services Inc to allow for the construction a 300 foot guyed communications tower to be located at 1063 E Ave Ogden, Ia 50212.

Public hearing opened by Vice Chairman Robert North at 5:40 p.m.

Michelle Roth was present to speak in regards to the request. Roth noted they were proposing a 300' guyed tower to be located at 1063 E Ave Ogden, IA

She stated the tower would provide communication services to the area and would also have first responder capability.

Roth also noted the proposed tower would be just south of the Beaver Creek Wind Farm.

Michele Roth also noted the tower had approval from the FAA.

Vice Chairman North next asked for any comments from the Zoning Commission Members.

Further discussion was held on the exact location of the proposed guyed tower.

Roth also noted the contractors whom they planned to use were local.

Eric Crosman questioned whom Roth had contacted in regards to the tower.

Roth stated they had been in contact with several candidates. She stated she had not received any opposition in regards to the project.

She noted the tower would fit in with the surrounding wind farm and the grain elevator in the area.

Charles Kostelnick questioned the height of the proposed tower.

Roth stated the proposed tower would be at 305' or below.

Charles Kostelnick questioned how many lights would be on the tower.

Roth noted there would be a light at the top of the tower and a light midway.

Charles Kostelnick question who had been contacted.

It was stated property owners within 700' had been notified.

Director Mike Salati also noted the public hearing notice was published in the Boone News paper and had been posted on Facebook which had reached of 1,500 people.

Further discussion was held on site selection.

Roth noted the proposed tower would give first responders priority when making calls.

Carla Barnwell questioned whether the tower was long term.

Roth stated it was long term. Roth noted they had a 40 year lease with the property owner.

- B.** A motion was made to recommend Board of Adjustment approval of application # 2018-061 submitted by Michele Roth of Great Plans Land Services Inc to allow for allow for the construction a 300 foot guyed communications tower to be located at 1063 E Ave Ogden, Ia 50212.

Eric Crosman—yes

Jan Danilson—yes

Kim Houlding—abstained as she arrived at 5:45

Carla Barnwell—yes

Charles Kostelnick—yes

Robert North—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

A. None

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

Director's Report (Planning and Development Department)

None

IX. ADJOURNMENT

A. Meeting Adjourned

Respectfully submitted,

Wanda Cox