



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY FEBRUARY 11, 2021

5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST FLOOR CONFERENCE ROOM
5:30 P.M. – VIA ELECTRONIC TELEPHONE CONFERENCE

[HTTPS://US02WEB.ZOOM.US/J/89340521480?PWD=MLK0dEdMAWZFL2VCbVRpM2xKYzN
LUT09](https://us02web.zoom.us/j/89340521480?pwd=MLk0dEdMAWZFL2VCbVRpM2xKYzNLUt09)

MEETING ID: 893 4052 1480

PASSWORD: 325945

ONE TAP MOBILE

+13126266799,,89340521480#,,1#,325945# US (CHICAGO)

+19292056099,,89340521480#,,1#,325945# US (NEW YORK)

DIAL BY YOUR LOCATION

+1 312 626 6799 US (CHICAGO)

+1 929 205 6099 US (NEW YORK)

I. OPEN MEETING AND ROLL CALL

Dennis Lynch
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE: Ruth Berglund, Steve Kieffer, Sam Fisher and Holly Kilstrom

ABSENT: Dennis Lynch

ALSO IN ATTENDANCE:

II. APPROVAL OF MINUTES:

December 10, 2020

Steve Kieffer moved to approve the minutes as written

Seconded by Ruth Berglund

Ruth Berglund—yes
Sam Fisher—yes
Steve Kieffer—yes
Holly Kilstrom—yes

Motion Carried

III. APPROVAL OF AGENDA

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

A. Chairman Sam Fisher noted that he was a neighbor to Mr. Lucas Bielfelt

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. Lucas Bielfelt application for Conditional Use permit # 2021-001. Mr. Bielfelt has been running a small chain saw business from his home located at 1353 Morning Glory Rd, Boone Ia. This use in the A-1 (Agriculture Conservation) district is allowed but requires a conditional use permit for a home occupation.

Chairman Sam Fisher first asked for any further comments from Mr. Bielfelt.

Lucas Bielfelt stated he was running a chainsaw business and that he was importing chainsaws from China. He stated when the saws are delivered he goes over the saws to ensure they are in proper working order.

He stated prior to shipping the saw to the customer he needed to run at least one tank to a tank and one half of gas through the saw to ensure everything is working properly. After the saw has been tested the saw is then shipped out to the customer.

Bielfelt also noted 98% of the customers were from online sales. He stated he very infrequently he had a local customer who wished to pick up the saw versus paying for shipping.

Bielfelt stated there was no signage on the property and that in the future they may build an additional shop in which they could run the chainsaws inside of.

Chairman Sam Fisher noted comments had been received by some of the neighbors who were concerned with the noise.

Lucas Bielfelt stated they were currently running the chainsaws behind their barn to try to reduce the sound. He also noted that they were only trying to run one saw at a time.

Chairman Sam Fisher asked if any one from the public had comments.

Zeb Thatcher noted he too was concerned with the noise as he had a camp ground on his property. Thatcher noted he and Bielfelt had been talking to try to coordinate hours.

Thatcher noted most campers were arriving late in the afternoon or in the early evening and he hoped that the noise could be at a minimum during that time. He stated they were trying to work things out for everyone.

Ruth Berglund questioned the location of the barn in conjunction to the campground.

Chairman Sam Fisher noted the barn was located next to the campground.

Lucas Bielfelt noted that they were planning to plant trees to help with the chainsaw noise.

Public Hearing Closed @ 5:42 by Chairman Sam Fisher.

Fisher next asked for any discussion from board members.

Steve Kieffer noted that the main issue was the noise and thought that possibly the permit could include hours of operation when the saws were tested. Kieffer noted normal working hours ended at 5:00 p.m.

Holly Kilstrom questioned how long it would take to test a chain saw.

Lucas Bielfelt stated one tank of fuel would run out in 15 to 20 minutes noting they generally run two tanks of gas through each saw.

Bielfelt also stated they would generally receive 50 to 60 chains a month. Bielfelt also noted if he were to run one saw at a time it would extend the time he ran them.

Bielfelt also discussed the issue of people working from home during the day hours which is why they were trying to run the saws in the afternoon and early evening.

Bielfelt also expressed concerns with limiting hours of operation... stating during the day in summer it would be too hot noting he cut his own firewood in the evening when it was cooler.

Holly Kilstrom questioned whether they would build an additional building or possibly sound proof and ventilate part of their existing building.

Lucas Bielfelt stated they were considering building a new structure, hoping they could possibly build one within the following year.

Sam Fisher stated he believed the late afternoon early evening hours were the main concerns expressed by neighbors. Fisher noted the early evening hours were when people were getting home from work and wanting to enjoy their property and the peace and quiet. Fisher also noted they appreciated the fact that he was trying to work with the neighbors.

Sam Fisher next asked for a motion.

Steve Kieffer moved to approve the application with the following two conditions.

- 1.. That the permit be issued for a one-year period with a review following.
2. That hours of operation halt after 5:00 p.m.

Ruth Berglund seconded

Holly Kilstrom asked if she could still comment on the application.

Kilstrom noted it sounded like Friday and Saturdays were the biggest problem. She also noted daytime hours were more problematic for someone working form home. Kilstrom questioned the need to limit the hours so strictly.

Fisher noted the evening hours seemed to be the biggest concern.

Berglund also noted that the majority of people were just coming home in the late afternoon / early evening.

Holly Kilstrom questioned whether they could extend the hours of operation until 6:00 p.m.

Further discussion was held on possible hours of operation.

Steve Kieffer moved to approve the application for Conditional Use Permit Submitted by Lucas with the following conditions.

1. The permit be limited to a one-year period at which the permit would be reviewed.
2. That hours of operation cease at 6:00 p.m.

Seconded by Ruth Berglund

Ruth Berglund—yes

Steve Kieffer—yes

Holly Kilstrom—yes

Sam Fisher—yes

Motion Carried

B. Petition for Variance #2020-003 submitted by Janis Anderson. Ms. Anderson is requesting two variances to allow for a tiny home to be located on a lot of less than one acre. The Boone County Zoning Ordinance Section 2.02.129 requires a dwelling to be a minimum of 700 sq. ft and to be placed on a permanent foundation. Ms. Anderson’s tiny home will be 242 sq. ft requiring a 458 ft variance in addition the home will not be permanently attached. The second variance requested is due to lot size. Ms. Anderson is wishing to put her home on a lot which is less than one acre. Section 4.15 Bulk Regulations table requires 1 acre as the minimum lot size in the R-1 (Rural Residential) District

Chairman Sam Fisher first asked for any comments from Jeff Lamberti.

Lamberti noted they were proposing the same request as that had been made on the 2/2 vote previously. He stated he would be happy to answer any questions.

Sam Fisher noted his only concern was with the lot size questioning if there would be enough room on the two properties to accommodate two new septic systems.

Director Salati noted the existing home would require an inspection and if the system was legally and working as designed a new system would not be required.

He stated the septic for the tiny home and the garage could be combined into one system. He noted the new system would probably be an alternative system due to size constraints and setback requirements.

Steve Kieffer moved to approve application number 2021-003 submitted by Janis Anderson.

Seconded by Ruth Berglund

Steve Kieffer—yes

Ruth Berglund—yes

Sam Fisher—yes

Holly Kilstrom—yes

Motion Carried

VII. UNFINISHED BUSINESS

A. None

VIII. NEW BUSINESS

A. None

VIII. DIRECTOR'S REPORT (PLANNING AND DEVELOPMENT DEPARTMENT)

IX. ADJOURNMENT

Holly Kilstrom moved to adjourn

Seconded by Sam Fisher

Dennis Lynch—yes

Sam Fisher—yes

Holly Kilstrom—yes

Steve Kieffer

Respectfully submitted

Wanda Cox