

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY JULY 26, 2021
5:30 P.M. –VIA ELECTRONIC TELEPHONECONFERENCE

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I. OPEN MEETING AND ROLL CALL

Shawn Bryant

Kay Rice

Adam Ostert

Wayde Burkhart

Marilyn Jordan

Kim Houlding

Eric Crosman

Jan Danilson

Nathan Cottington

Present: Shawn Bryant, Kay Rice, Wayde Burkhart, Marilyn Jordan, Kim Houlding,
Jan Danilson , Nathan Cottington

Absent: Adam Ostert and and Eric Crosman

Also Present:

II. APPROVAL OF MINUTES

A. June 28, 2021

Wayde Burkhart moved to approve the minutes as written

Seconded by Marilyn Jordan

Shawn Bryant—yes

Kay Rice—yes

Wayde Burkhart—yes

Marilyn Jordan—yes

Kim Houlding—yes

Jan Danilson—yes

Nathan Cottington-yes

Motion Carried

III. APPROVAL OF AGENDA

Wayde Burkhart moved to approve the agenda

Kay Rice Seconded

Shawn Bryant—yes
Kay Rice—yes
Wayde Burkhart—yes
Marilyn Jordan—yes
Kim Houlding—yes
Jan Danilson—yes
Nathan Cottington—yes

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)

Vice Chairman Shawn Bryant opened the public hearing at 5:35 p.m.

- A. Petition to Amend Zoning District Boundaries # 2021-004 submitted by Mark Hanson. Mr. Hanson is wishing to rezone approximately 86 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential) to allow for a residential subdivision (Recommendation to the Board of Supervisors)

Public Hearing opened by Vice-Chairman Shawn Bryant

Bryant first noted he had driven by the property and did not have any questions in regards to the rezoning request.

Wayde Burkhart questioned whether the subdivision was under a HOA.

Mark Hansen stated there was a home owners association.

Burkhart noted the streets were very nice and questioned who maintained the roads.

Mark Hanson noted the association maintained the roads and lighting.

Vice-Chairman Shawn Bryant next asked for any comments or concerns from the public of which there were none.

Wayde Burkhart moved to close the public hearing

Seconded by Marilyn Jordan

Shawn Bryant—yes
Kay Rice—yes
Wayde Burkhart—yes
Marilyn Jordan—yes
Kim Houlding—yes
Jan Danilson—yes
Nathan Cottington—yes

Motion Carried

Wayde Burkhart moved to recommend Board of Supervisors approval of the application #2021-004 Submitted by Mark Hanson to rezone approximately 86 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential) to allow for a residential subdivision

Seconded by Jan Danilson

Shawn Bryant—yes
Kay Rice—yes
Wayde Burkhart—yes
Marilyn Jordan—yes
Kim Houlding—yes
Jan Danilson—yes
Nathan Cottingham-yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

A. None

VIII. UNFINISHED BUSINESS

A. Application for Conditional Use Permit # 2021-003 submitted by Matthew J Vobr on behalf of Xenia Rural Water. Xenia Rural water is requesting the Conditional Use Permit to allow for a 500,000 gallon water tower to be located in a C-1 (Commercial) District. (Recommendation to the Board of Adjustment)

Cory Iben of Xenia Rural Water was present to speak in regards to the request.

Marilyn Jordan was questioning where the water tower would be located.

Iben noted the proposed location was just south of Central Iowa Expo.

Marilyn Jordan questioned what area the water tower would be supplying.

Iben noted it would service Xenia rural customers east of Boone. He noted it would also go north of the City of Ames and south. He stated they had 1,600 customers that are fed off of the Boone east connection.

Jordan questioned if the customers on Quill Ave would be impacted.

Iben said they would not be impacted.

Kim Houlding questioned what the water tower would do to water rates.

Iben noted they would not be impacted by the project.

Discussion was held on Xenia Rural water rates.

Marilyn Jordan moved to close the public hearing.

Seconded by Jan Danilson

Shawn Bryant—yes
Kay Rice—yes
Wayde Burkhart—yes
Marilyn Jordan—yes
Kim Houlding—yes

Jan Danilson—yes
Nathan Cottingham-yes

Motion Carried

The Zoning Commission questioned whether the tower would be used to help with fire fighting.

Iben noted that water would be available for fire fighting

Further discussion was held on fire protection.

Nathan Cottingham moved to recommend Board of Adjustment approval of the application for Conditional Use Permit # 2021-003 submit

IX. NEW BUSINESS

A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. Director's Report (Planning and Development Department)
None

IX. ADJOURNMENT

A. Meeting Adjourned

Marilyn Jordan moved to adjourn

Seconded by Wayde Burkhart

Motion Carried

Respectfully submitted,

Wanda Cox