



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY OCTOBER 14, 2021

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

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I. OPEN MEETING AND ROLL CALL

Dennis Lynch
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE: Dennis Lynch, Holly Kilstrom and Sam Fisher

ABSENT: Ruth Berglund and Steve Kieffer

ALSO, IN ATTENDANCE:

II. APPROVAL OF MINUTES:

Approval of minutes from 9/9/2021

Dennis Lynch moved to approve the minutes as written

Seconded by Holly Kilstrom

Sam Fisher—yes
Holly Kilstrom—yes
Dennis Lynch—yes

Motion Carried

III. APPROVAL OF AGENDA

Dennis Lynch moved to approve the agenda as written

Seconded by Holly Kilstrom

Sam Fisher—yes

Holly Kilstrom—yes

Dennis Lynch

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 # 2021-005 submitted by Dustin Gorman.

Mr. Gorman is requesting a Conditional Use Permit to allow for a wedding venue to be located at 1403 Oriole Rd Boone, Ia 50036.

Chairman Sam Fisher first started discussion on similar event venues. Fisher stated he believed they needed more information on the proposed venue in order to place conditions on the Conditional Use Permit. He discussed issues such as noise, lighting whether or not a building will be constructed.

Holly Kilstrom questioned what type of restroom facility would be used and what type of shelters he planned to have.

Dustin Gorman stated they had not yet decided, but would possibly use kybos, he also stated he may try to get quotes for a conventional septic system.

Holly next asked what they planned to do for changing rooms, places for the bridal party to get ready for the ceremony.

Gorman stated they currently had an air B&B on site. He noted if someone were to book a wedding they would be required to also book the air B&B.

Chairman Sam Fisher also questioned the extent of activities and the number of people whom they could facilitate. Again, Fisher stated they would need to discuss noise and time frames. Fisher noted these issues had been very important in prior event center approvals and were Conditions which would need to be placed on the permit.

Fisher noted the Board was used to some written parameters which they could approve and also set limits on.

Dustin Gorman stated they did not want anyone out there past midnight. Gorman noted the actual venue would be located as far away from the surrounding property owners as possible noting the property consisted of 3 acres with timber.

Gorman stated he believed the events would be held on a Saturday night.

Further discussion was held on the venue location in regards to surrounding homes.

Fisher questioned whether they had planned on constructing some type of buffer to the south. Gorman stated the neighbor was approximately 3 acres away and the area between contained timber.

Dennis Lynch suggested the request be tabled until more information could be presented. He suggested an engineer's report on the driveway and also addressing all issues with the fire department.

Chairman Sam Fisher suggested the tree issue be addressed. He suggested finding out who owned the trees and if they could be removed as the county engineer was concerned with how they limited site to Oriole Rd.

Fisher again stated he believed limits on the size of events, noise and time needed to be proposed.

Chairman Fisher also stated if the permit were to be approved it would be issued for a one-year period of time and if all conditions were followed the permit could be made permanent.

Holly Kilstrom questioned the time frame for the event center. Kilstrom questioned whether Gorman was hoping to start the business yet this fall.

Gorman stated they did not plan to start until next wedding season.

Dennis Lynch suggested the Board of Adjustment members send suggestions or concerns to Director Mike Salati.

Gorman stated he would be happy to get further information as requested.

Dennis Lynch questioned what type of storm shelter would be available.

Gorman stated if there were to be a tornado they definitely would be having a wedding. Gorman also stated the events would range in size from 150 to 200 people, noting he would not have a storm shelter large enough for that many people.

Fisher also noted the size of the event would determine what the septic needs would be. Fisher stated they needed a plan in front of them which they could approve or make required modifications.

Dennis Lynch moved to table the application for Conditional Use Permit submitted by Dustin Gorman until Gorman could present further information.

Seconded by Holy Kilstrom

Dennis Lynch—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

Respectfully submitted

Wanda Cox