

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY APRIL 24, 2023
5:30 P.M. – BOONE COUNTY COURTHOUSE

I. OPEN MEETING AND ROLL CALL

Eileen Westrum	Wayde Burkhart	Eric Crosman
Kay Rice	Nathan Cottington	Jan Danilson
Adam Ostert	Kim Houlding	(1 seat vacant)

Meeting was called to Order at 5:30 pm.

Present: Eileen Westrum, Kay Rice, Wayde Burkhart, Nathan Cottington, and Jan Danilson

Absent: Adam Ostert, Eric Crosman and Kim Houlding

Others Present: John Hanson and Steve Nielson

II. APPROVAL OF MINUTES

A. April 11, 2023 minutes

Nathan Cottington moved to approve the minutes as written

Seconded by Eileen Westrum

Jan Danilson—yes
Nathan Cottington—yes
Eileen Westrum—yes
Wayde Burkhart—yes
Kay Rice—yes

Motion Carried

III. APPROVAL OF AGENDA

Nate Cottington moved to approve the agenda

Seconded by Kay Rice

Nate Cottington—yes
Eileen Westrum—yes
Jan Danilson—yes
Wayde Burkhart—yes
Kay Rice—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)

- A. Petition for Rezoning application # 2023-006 submitted by Landus Cooperative. Landus Cooperative is wishing to rezone approximately 37.94 acres of land from A-1 (Agriculture Conservation) to A-2 (Agriculture Business) to allow for a 75,000 sq ft agronomy building, a ground mounted solar farm and a one ton “Talus Ag” modular containerized green ammonia production system.

Public Hearing opened by Vice-Chairman Wayde Burkhart @ 5:37 p.m.

Chairman Burkhart first asked for comments from the applicant.

John Hanson with Snyder and Associates was present to speak in regards to the request. He stated Landus was wishing to rezone approximately 37 acres of land adjacent to their existing facility located at T Ave. The rezoning would allow for future expansion of the current facility.

Hanson noted the first improvement would be the 75,000 sq ft agronomy building which would contain both dry and liquid fertilizer. Subsequent phases which were being planned included the solar farm and the Talus Ag modular containerized green ammonia production system.

Vice-Chairman Wayde Burkhart next asked for any comments from the Planning Staff.

Director Mike Salati noted the site plan was in compliance with the Zoning Ordinance and that the County Engineer Johnathan Bullock has approved the site plan as well.

Chairman Wayde Burkhart next asked for any public comments of which there were none.

Further discussion was held on the proposed expansion plans. Which included discussion of water run off and the storm water retention basin. Along with discussion on the proposed solar farm.

Chairman Burkhart next asked for a motion to close the public hearing.

Nathan Cottington moved to close the public hearing.

Seconded by Eileen Westrum

Jan Danilson—yes

Kay Rice—yes
Eileen Westrum—yes
Nathan Cottingham—yes
Jan Danilson—yes
Wayde Burkhart—yes

Motion Carried

Jan Danilson moved to recommend Board of Supervisor approval of Petition for Rezoning application # 2023-006 submitted by Landus Cooperative. Landus Cooperative is wishing to rezone approximately 37.94 acres of land from A-1 (Agriculture Conservation) to A-2 (Agriculture Business) to allow for a 75,000 sq ft agronomy building, a ground mounted solar farm and a one ton “Talus Ag” modular containerized green ammonia production system.

Seconded by Nathan Cottingham

Eileen Westrum—yes
Jan Danilson—yes
Eric Crosman—yes
Kay Rice —yes
Nathan Cottingham—yes
Wayde Burkhart—yes
Kim Houlding—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

A. Director’s Report (Planning and Development Department)

XI. ADJOURNMENT

Eileen Westrum moved to adjourn

Seconded by Nathan Cottingham

Eileen Westrum—yes
Jan Danilson—yes
Kim Houlding—yes
Kay Rice —yes
Nathan Cottingham—yes
Wayde Burkhart—yes

Motion Carried

Respectfully submitted,

Wanda Cox, Secretary