

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY JULY 31, 2023
5:30 P.M. – BOONE COUNTY COURTHOUSE

I. OPEN MEETING AND ROLL CALL

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

Meeting was called to Order at 5:48 pm after obtaining a quorum.

Present: Eileen Westrum, Nathan Cottingham, Jan Danilson, Adam Ostert, Kim Houlding

Absent: Eric Crosman, Wayde Burkhart, Kay Rice

Others Present: Danny Monge, Greg Carey, Jane Kansier, Wyatt Archer, Lucas Geissbuehler

Others online not identified: “Jazzy”; “MGM5A”, “434-305-6956”

II. APPROVAL OF MINUTES

A. June 23, 2023 minutes

Nathan Cottingham moved to approve the minutes as written, *Seconded by Eileen Westrum, all votes yes, Motion Carried*

III. APPROVAL OF AGENDA

Kim Houlding moved to approve the agenda, seconded by Jan Danilson, all votes 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. Application for Conditional Use Permit #2023-003 submitted by Apex Clean Energy. Apex Clean Energy is proposing to erect an ADLS (Aircraft Detection Light System) Tower. This tower will allow the wind turbines to keep their lights off until the radar on the tower alerts them that there is an aircraft approaching, causing them to turn the lights on. The proposed tower will be erected on property owned by Shirley Sealine located at the intersection of 110th St and R Ave, Boone, Ia. Danny Monge and Lucas Geissbuehler were in attendance representing Apex Clean Energy.

Director Mike Salati explained the application to the Commission and the action for the Commission is for a recommendation to the Zoning Board of Adjustment on the application for a conditional use permit to erect a tower for the ADLS system.

Discussion was held with several members having had comments from neighbors who would be in favor of this system.

Acting Chairman Nate Cottington opened the public hearing at 6:00 and there were no public comments. The hearing was closed at 6:05 pm.

*Eileen Westrum moved to recommend approval of the application to the Zoning Board of Adjustment, seconded by Adam Ostert, All votes Yes, **motion carried.***

B. Petition for Re-Zoning application # 2023-008 submitted by Greg Karey on behalf of Rueter and Zenor Co. The property owners are wishing to rezone Lot 6 (1.64 Acres) of Clear Creek Commons from I-1 (Limited Industrial) to C-1 (Commercial) to allow for a facility which will be used to provide individual instruction and training for youth basketball.

Director Salati informed the Board that the action on this application was a recommendation for a zone change to the Board of Supervisors from I-1 to C-1 for this proposal and that the change was in compliance with the future Land Use Plan of the Comprehensive Development Plan. Grey Carey representing Ruter Zenor Company was in attendance.

Acting Chairman Cottington opened the public hearing at 6:06 pm. And there were no public comments. The hearing was closed at 6:07 pm.

*Motion was made by Jan Danilson, seconded by Kim Houlding to recommend approval of this zone change application to the Board of Supervisors. All votes 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) – none.

XI. ADJOURNMENT

Kim Houlding moved to adjourn the meeting at 6:35 pm. Seconded by Eileen Westrum, all votes yes, motion carried.

Respectfully Submitted,
Michael J. Salati, Acting Secretary