

**BOONE COUNTY ZONING COMMISSION MINUTES**  
**MONDAY AUGUST 28, 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 5:30 pm.

Present: Jan Danilson, Kim Houlding, Nathan Cottingham, Wayde Burkhart, Kay Rice, Eileen Westrum

Absent: Eric Crosman and Adam Ostert

Others Present: Barry Bangston, John Freeman, and Jon Hanson

**II. APPROVAL OF MINUTES**

**A. July 31, 2023 minutes**

Kay Rice moved to approve the minutes with corrections

*Seconded by Nathan Cottingham*

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

*Motion Carried*

**III. APPROVAL OF AGENDA**

Eileen Westrum moved to approve the agenda

*Seconded by Kay Rice*

Nate Cottingham—yes  
Eileen Westrum—yes  
Jan Danilson—yes  
Wayde Burkhart—yes

Kay Rice—yes  
Kim Houlding—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. None

**VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION**

A. None

**VIII. UNFINISHED BUSINESS**

A. None

**IX. NEW BUSINESS**

A. Petition for Rezoning # 2023-009 submitted by Jon Hanson on behalf of Landus Cooperative. Landus Cooperative is wishing to rezone approximately 40.89 acres of land (located adjacent to A Ave and 130<sup>th</sup> St Paton, Ia 50217) from A-1 (Agriculture Conservation) to A-2 (Agriculture Business) to allow for a facility which will support surrounding local crop production by providing anhydrous products for spring and fall application and receive and store harvested grain during the fall harvest

Public Hearing opened by Acting Chairman Wayde Burkhart

Mr. Burkhart first asked for comments from the applicant.

Jon Hansen was present to speak in regards to the request.

Hansen stated they would have storm water retention at the site.

Kay Rice questioned whether they had a complete report from the county engineer.

Wayde Burkhart questioned whether the Boone County Sheriff had been contacted in regards to safety.

Nate Cottington questioned the ability to hold trucks. He was concerned with stacking the trucks in case of a break down.

Director Mike Salati noted the action before the Zoning Commission was for the rezoning of the property from A-1 to A-2. He stated the Commission was to make a recommendation to the BOS.

Salati also noted Jon Bullock, County Engineer had reviewed the preliminary plan and had a list of questions/concerns in regards to the preliminary plan. Salati also noted the County now has storm water requirements which are new to the county. He noted the water was to be held on site at the predevelopment level. Salati noted these concerns would be considered as part of the complete review before the Board of Supervisors.

Eileen Westrum questioned what was currently on the proposed site.

It was noted it was currently row crop.

Eileen quested whether there was one entrance with the same exit on E-18.

Further discussion was held on the road and traffic in the area.

Wayde Burkhart stated he was concerned with the safety and would like to see comments from the Boone County Sheriff about the road.

Director Salati noted the application had been forwarded onto the county engineer, the County Sheriff, the Auditor and Emergency Management. He stated they all get it but that he just had not gotten a response.

Nathan Cottington stated they had provided some questions, Cottington stated they had given approval to similar projects. He questioned whether the safety and road conditions were something the Zoning Commission should be concerned with or whether that was something for Engineer and Board of Supervisors worry about the specifics.

Salati noted they could consider anything they wished. He noted the action was for the change of zone and that they had only been given a preliminary design. Salati noted John Bullocks concerns would need to be addressed. Salati noted the Board of Supervisors would also be holding public hearings on the rezoning.

Nathan Cottington was concerned with the amount of traffic which would be generated.

Further discussion was held on the traffic and roads.

Jan Danilson moved to recommend Board of Supervisors approval of the Comprehensive Plan

***Seconded by Nathan Cottington***

Jan Danilson—yes

Nathan Cottington—yes

Eileen Westrum—yes

Wayde Burkhart—yes

Kay Rice—yes

Kim Houlding—yes

## **X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING**

### **A. Director's Report (Planning and Development Department)**

## **XI. ADJOURNMENT**

Kay Rice moved to adjourn

***Seconded by Eileen Westrum***

Eileen Westrum—yes

Jan Danilson—yes  
Kim Houlding—yes  
Kay Rice —yes  
Nathan Cottington—yes  
Wayde Burkhart—yes

***Motion Carried***

Respectfully submitted,

Wanda Cox, Secretary