

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY NOVEMBER 27, 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 5:38 pm.

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

Absent: Adam Ostert,

Others Present: Terry Montang and Mia Montang

II. APPROVAL OF MINUTES

- A. October 30, 2023 minutes
Minutes from October meeting to be approved in December

III. APPROVAL OF AGENDA

Kay Rice moved to approve the agenda

Seconded by Eileen Westrum

Eileen Westrum—yes
Jan Danilson—yes
Wayde Burkhart—yes
Kay Rice—yes
Kim Houlding—yes
Eric Crosman—yes
Nathan Cottingham—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. Terry Montag, 750 S Ave. – Recommendation to Board of Adjustment, conditional use permit application to operate a bed and breakfast.

Chairman Eric Crosman opened the public hearing.

Terry Montag noted the home was not a “bed and breakfast” as they would not be serving breakfast. The home would be a VRBO or vacation rental by owner.

Terry Montag noted they had inherited the property in 2017 and had been remodeling the home since.

Eileen Westrum questioned the number of bedrooms in the home.

Terry Montag stated it was a 5 bedroom home.

Mia Montag stated the home was 2300 sq ft and could sleep 12 people.

Wayde Burkhart questioned the septic system for the property.

Terry Montag noted they were planning to put a new septic system in home in spring and also a septic system in the barn.

Director Mike Salati noted rezoning was not required for the VRBO and that a VRBO Was an allowed use in the A-1 (Agriculture Conservation) District with a Conditional Use Permit.

Chairman Eric Crosman questioned whether there had been any concerns expressed in regards to the application.

Director Mike Salati noted the office had not received any comments.

Public hearing closed by Chairman Eric Crosman.

Nate Cottington moved to recommend Board of Adjustment approval for the application for Conditional Use Permit submitted by Terry Montag.

Seconded by Eileen Westrum

Kay Rice—yes

Eileen Westrum—yes

Kim Houlding—yes

Nathan Cottington—yes

Wayde Burkhart—yes

Eric Crosman—yes

Jan Danilson

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

- A. None

VIII. UNFINISHED BUSINESS

- A. None

IX. NEW BUSINESS

- A. Review and Recommendation of proposed Solar Ordinance
Kay Rice moved to recommend Board of Supervisor approval of the solar ordinance

Seconded by Eileen Westrum

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

Motion Carried

- B. Review and recommendation of Zoning Ordinance revision

Eileen Westrum moved to recommend Board of Supervisor approval of the Zoning Ordinance Revision.

Seconded by Nathan Cottingham

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

Motion Carried

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

- A. Director's Report (Planning and Development Department)
Informal discussion regarding possible Zoning Ordinance amendment which would allow for mini-storage in the A-1 (Agriculture Conservation) district with a Conditional Use Permit.

Director Mike Salati stated he had received an inquiry by Mr. John Neumayer in regards to establishing a mini-storage on his property. Director Salati noted mini-storage was only allowed in the Commercial and Industrial Districts. Director Salati spoke in regards to a possible amendment to the ordinance which could allow for a mini-storage in the A-1 (Agriculture Conservation) District with a Conditional Use Permit.

Further discussion was held on the mini-storage in the A-1 (Agriculture Conservation) District.

Discussion was next held on the December meeting time. Director Salati recommended Moving the meeting to the 18th of December from December 25, 2023.

Eileen Westrum moved to move the meeting date from December 25th, 2023 to December 18th, 2023

Seconded by Nathan Cottington

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

XI. ADJOURNMENT

Adam Ostert moved to adjourn

Seconded by Kim Houlding

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

Motion Carried

Respectfully submitted,

Wanda Cox, Secretary