



## BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY DECEMBER 14, 2023

5:30 P.M. – BOONE COUNTY COURTHOUSE, 4<sup>TH</sup> FLOOR CONFERENCE ROOM  
201 STATE ST, BOONE, IA 50036

### I. OPEN MEETING AND ROLL CALL

Dennis Lynch  
Steve Kieffer  
Ruth Berglund  
Sam Fisher  
Holly Kilstrom

**ATTENDANCE:** Dennis Lynch, Steve Kieffer, and Holly Kilstrom

**ABSENT:** Ruth Berglund and Sam Fisher

**ALSO, IN ATTENDANCE:** Joe Strotman, Jake Hansen, and Terry & Mia Montang

### II. APPROVAL OF MINUTES:

A. Approval of November 2, 2023 minutes

Dennis Lynch moved to approve the minutes

*Seconded by Holly Kilstrom*

Holly Kilstrom—yes  
Dennis Lynch—yes  
Steve Kieffer—yes

*Motion Carried*

### III. APPROVAL OF AGENDA

Dennis moved to approve the agenda

*Seconded by Holly Kilstrom*

Holly Kilstrom—yes  
Dennis Lynch—yes  
Steve Kieffer—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)**

Public Hearing opened acting Chairman Steve Kieffer.

- A. Petition for Variance #2023-013 submitted by Sign Pro Ames on behalf of Hunziker Construction Services Inc. Hunziker Construction Services is requesting a variance which would allow for a lighted pole sign and multiple lighted signs to be on the actual building for advertisement.

Chuck Winklebeck of Hunziker Construction services was online to speak in regards to the request. Winklebeck stated signage was very important to the business.

Bart Hicklin and Chad Wearmouth of Hicklin Sports were also online. Hicklin noted their manufacturers required signage as a part of their dealer agreement. He noted they had the same type of signage on their building at 919 Lincoln Way which he planned to move to their new location on Hwy 30.

Acting Chairman Steve Kieffer asked for any further comments of which there were none.

Director Mike Salati shared a photo of Hicklin's current building showing the signs which would be moved to the new location. Salati also noted a variance was required because the current Zoning Ordinance did not allow for pole signs and only allowed on sign on the wall of the building.

Public Hearing closed at 5:41 p.m.

Acting Chairman Steve Kieffer next asked for any discussion from the Board of Adjustment members of which there were none.

Holly Kilstrom moved to approve Petition for variance 2023-013 submitted by Sign Pro Ames on behalf of Hunziker Construction services.

***Seconded by Dennis Lynch***

Holly Kilstrom—yes

Dennis Lynch—yes

Steve Kieffer—yes

***Motion Carried***

- B. Petition for Variance #2023-012 submitted by Prairieland Homes on behalf of Vitaly Pecharsky. Mr. Pecharsky is requesting a variance from the 35' height requirement which would allow him to build a Tennis Facility of approximately 43' in height.

Dennis Lynch moved to approve Petition for Variance #2023-012 submitted by Prairieland Homes on behalf of Vitaly Percharsky.

Jake Hansen of Prairieland homes was present to speak in regards to the request Mr. Percharsky was also present. Jake Hansen noted Mr Percharsky's lot was a "horse lot" which allowed for a large accessory building. He stated Mr Percharsky planned to build a large building in which a tennis court would be constructed.

Further discussion was held on the construction and need for a variance.

Dennis Lynch moved to approve Petition for Variance # 2023-012 submitted by Prairieland Homes.

***Seconded by Holly Kilstrom***

Holly Kilstrom—yes

Dennis Lynch—yes

Steve Kieffer—yes

- C. Application for Conditional Use Permit # 2023-CON-008 submitted by Terry Montang. Mr. Montang is requesting a Conditional Use permit to allow for a Bed and Breakfast to be located at 750 S Ave Boone, Ia 50036.

Terry Montang noted they were re-doing an existing home and were ready to start running it as a VRBO, Montang also noted they planned to be back before the Board of Adjustment next summer as they are converting the existing barn into a venue.

Acting Chairman Steve Kieffer asked if there were any comments from the public of which there were none.

Steve Kieffer next asked for comments from the Planning Director Mike Salati.

Salati had no further comments.

Public hearing closed at 5:50 p.m.

Holly Kilstrom moved to approve Conditional Use Permit #2023-CON-008 submitted by Terry Montang.

*Seconded by Dennis Lynch*

Dennis Lynch—yes  
Holly Kilstrom—yes  
Steve Kieffer—yes

*Motion Carried*

**VII. UNFINISHED BUSINESS**

A. None.

**VIII. NEW BUSINESS**

A. None

**VIII. DIRECTOR'S REPORT (PLANNING AND DEVELOPMENT DEPARTMENT)**

A. None

**IX. ADJOURNMENT**

Holly Kilstrom moved to adjourn

*Seconded by Dennis Lynch*

Dennis Lynch—yes  
Holly Kilstrom—yes

Steve Kieffer

*Motion Carried*

Respectfully submitted

Wanda Cox

**5:30 P.M. –VIA ELECTRONIC TELEPHONE CONFERENCE**

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LUT09](https://us02web.zoom.us/j/89340521480?pwd=MLK0dEdMAWZFL2VCbVRpM2xKYzNLUt09)**

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