

BOONE COUNTY ZONING COMMISSION MINUTES
AUGUST 27, 2018
5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST FLOOR
201 STATE STREET, BOONE
PLEASE ENTER THROUGH THE EAST DOOR

I. OPEN MEETING AND ROLL CALL

Robert North	Carla Barnwell	Eric Crosman
Charles Kostelnick	Marilyn Jordan	Jan Danilson
Lance Stumbo (Chairman)	Kim Houlding	Gary Luna

Present: Robert North, Charles Kostelnick, Lance Stumbo, Marilyn Jordan, Eric Crosman, Jan Danilson, Gary Luna

Absent: Carla Barnwell and Kim Houlding

Also Present:

II. APPROVAL OF MINUTES

A. July 30, 2018

Eric Crosman moved to approve the minutes from July, 2018

Seconded by Robert North

Motion Carried

III. APPROVAL OF AGENDA

Charles Kostelnick moved to approve the agenda

Seconded by Eric Crossman

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 to Amend Zoning District Boundaries application # 2018-003 Submitted by Nick Coleman. Nick Coleman is wishing to rezone approximately 5 acres of land in the NW ¼ of the SW ¼ of Section 4 in Marcy Township from A-1 (Agriculture Conservation) to TA-1 (Transitional Agriculture) to allow for a 7,200 sq ft building which will be used for agricultural seed sales and storage.

Nick Coleman was present to speak in regards to his request. Nick Coleman stated he lived between Boone and Ogden and owned his own seed business, Coleman Ag Solutions.

Coleman stated he was wishing to purchase approximately four to five acres off of an existing parcel of land on which he will build a huge storage shed. He stated the dimensions of the building would be 60' x 120' with an attached office.

Chairman Lance Stumbo next asked for public comments of which there were none.

Stumbo next asked for any comments or questions of the Zoning Commission members.

Robert North questioned whether Dean Vogler was the property owner.

Coleman confirmed the property was owned by Vogler.

Coleman also noted he had an existing purchase agreement signed.

North questioned whether Coleman had supplied the commission with a copy of the purchase agreement.

Staff noted the applicant was not required to submit the purchase agreement at this time as the purchase was contingent upon the rezoning.

Chairman Lance Stumbo questioned whether Coleman would continue to keep farming the land surrounding the building.

Coleman stated he use some of the property for test plots depending on the layout of the building.

Jan Danilson not the land was currently crop ground and that there were no close neighbors.

Charles Kostelnick questioned who would be coming to the seed sales building.

Coleman noted people visiting would be primarily farmers. He stated visitors would be limited as he generally delivered the seed.

Public Hearing closed by Chairman Lance Stumbo

Eric Crosman moved to recommend Board of Supervisors approval of application 2018-003 submitted by Nick Coleman to rezone approximately 5 acres of land from A-1 (Agriculture Conservation) to TA-1 (Transitional Ag) to allow for a seed sales and storage business in Section 4 of March Township.

Seconded by Jan Danilson

Robert North—yes
Charles Kostelnick—yes
Marilyn Jordan—yes
Eric Crosman—yes
Jan Danilson—yes
Lance Stumbo—yes
Gary Luna—yes

Motion Carried

- B.** Application for Conditional Use Permit # 2018-059 submitted by Nick Coleman to allow for the construction of a 7,200 sq ft building which will be used for agricultural seed sales and storage in the T-A1 (Transitional Agriculture) District. The proposed agricultural seed sales building will be located in the NW ¼ of the SW1/4 of Section 4 in Marcy Township.

Chairman Lance Stumbo questioned whether Coleman had any further comments.

Nick Coleman had no further comments.

Chairman Lance Stumbo asked for any questions or comments from the Zoning Commission.

Jan Danilson questioned tiling issues.

Nick Coleman stated he was aware of a drainage issue on the property.

Chairman Stumbo questioned whether they wished to make the Conditional Use specifically for seed sales only.

Stumbo questioned whether he would be allowed to build a home on the property if he wished.

It was stated a single family home would be allowed in the TA-1 (Transitional Agriculture) District.

Marilyn Jordan questioned whether Coleman would need a conditional Use Permit if he had owned the land.

It was stated Coleman was required to rezone the land to accommodate the smaller lot size.

Public Hearing closed by Chairman Lance Stumbo.

Discussion was held on the duration of a Conditional Use Permit.

Chairman Stumbo stated he did not want to put a time frame on the Conditional Use Permit.

Robert North moved to recommend Board of Adjustment approval of application #2019-059 submitted by Nick Coleman to allow for an agricultural seed sales and storage building to be built in the TA-1 (Transitional Agriculture) District.

Seconded by Marilyn Jordan

Gary Luna—yes

Jan Danilson—yes

Eric Crosman—yes

Marilyn Jordan—yes

Charles Kostelnick—yes

Robert North—yes

Lance Stumbo—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

Director's Report (Planning and Development Department)

None

IX. ADJOURNMENT

A. Meeting Adjourned

Respectfully submitted,

Wanda Cox