



**BOARD OF ADJUSTMENT MEETING MINUTES
NOVEMBER 8, 2018**

**5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST FLOOR CONFERENCE ROOM
201 STATE STREET, BOONE**

PLEASE ENTER THROUGH THE EAST DOOR

I. OPEN MEETING AND ROLL CALL

Amy Yoakum
Dennis Lynch
Steve Kieffer
Ruth Berglund
Sam Fisher

ATTENDANCE: Steve Kieffer, Amy Yoakum via conference call, Dennis Lynch via conference and Sam Fisher via conference call.

ABSENT: Ruth Berglund

ALSO IN ATTENDANCE: Jason Nystrom, James Hall, and Dustin Gorman

II. APPROVAL OF MINUTES:

October 11, 2018

Sam Fisher moved to approve the minutes

Seconded by Dennis Lynch

Amy Yoakum—yes
Steve Kieffer—yes
Sam Fisher—yes
Dennis Lynch

Motion Carried

III. APPROVAL OF AGENDA:

Sam Fisher moved to approve the agenda

Seconded by Dennis Lynch

Steve Kieffer—yes
Amy Yoakum—yes
Dennis Lynch—yes
Sam Fisher—yes

Motion Carried

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

- A. Steve Kieffer excused himself from discussion on the Petition for Variance submitted by Fareway Stores.

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 for Variance application # 2018-006 submitted by Fareway Stores Inc to allow for a 25.4' x 116.6' (2,961.64 sq ft) sign to be located on their distribution center located at 2300 Industrial Park Rd, Boone, Ia.

Steve Kieffer noted no one was present to speak in regards to the application.

Director Mike Salati noted he had not received any calls or concerns in regard to the request.

Dennis Lynch moved to close the public hearing.

Sam Fisher seconded.

Dennis Lynch—yes

Sam Fisher—yes

Amy Yoakum—yes

Motion Carried

Dennis Lynch moved to approve Petition for Variance application #2018-006 submitted by Fareway Stores Inc. to allow for a 25.4' x 116.6' sing to be located on their distribution center located at 2300 Industrial Park Rd, Boone, Ia.

Seconded by Amy Yoakum.

Amy Yoakum—yes

Sam Fisher—yes

Dennis Lynch—yes

Steve Kieffer abstained due to conflict of interest

- B. Petition for Variance application #2018-005 submitted by James Hall to allow for the reduction of the required 50' road access / easement when serving two single family homes. Mr. Hall is asking for a 20' variance so that he may utilize the existing 30' wide lane which has been used for access to his parent's home and nursery.

Acting Chairman Steve Kieffer noted no one was present to speak in opposition to the request.

Dennis Lynch moved to close the public hearing.

Seconded by Sam Fisher

Amy Yoakum—yes

Sam Fisher—yes

Dennis Lynch—yes

Steve Kieffer—yes

Motion carried

Amy Yoakum moved to approve the Petition for Variance application # 2018-005 submitted by James Hall to allow for the reduction of the required 50' road access / easement which is required when serving two single family homes. This variance will allow Mr. Hall to utilize the existing 30' wide lane.

Seconded by Sam Fisher

Dennis Lynch—yes
Amy Yoakum—yes
Sam Fisher—yes
Steve Kieffer—yes

Motion Carried

- C. Application for Conditional Use Permit # 2018-062 submitted by Dustin & Julie Gorman to allow for the continuation of their Air BNB which was previously approved on November 9, 2017.

Acting Chairman Steve Kieffer noted there were no members of the public present to speak in opposition of the request submitted by Dustin & Julie Gorman.

Chairman Sam Fisher questioned whether the Conditional Use Permit would need to be reviewed yearly or could be given on a more permanent basis.

Director Mike Salati noted the Conditional Use Permit would not require yearly review if the Board did not want to include that as a condition.

Sam Fisher suggested the permit be granted on a permanent basis.

Director Mike Salati noted the Air B&B had been in operation for just over a year and that no complaints had been made in regards to the business.

Sam Fisher moved to close the public hearing.

Seconded by Dennis Lynch

Amy Yoakum—yes
Dennis Lynch—yes
Sam Fisher—yes
Steve Kieffer—yes

- D. Sam Fisher moved to approve Application for Conditional Use Permit # 2018-062 submitted by Dustin & Julie Gorman to allow for the continuation of their Air BNB which was previously approved on November 9, 2017.

Seconded by Dennis Lynch

Amy Yoakum—yes
Dennis Lynch—yes
Sam Fisher—yes
Steve Kieffer—yes

Motion Carried

VII. UNFINISHED BUSINESS

- A. None

VIII. NEW BUSINESS

A. None

IX. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

Director's Report (Planning and Development Department) - None

X. ADJOURNMENT

Respectfully submitted,

Wanda Cox
Secretary