

**BOONE COUNTY ZONING COMMISSION MINUTES**  
**NOVEMBER 26, 2018**  
**5:30 P.M. – BOONE COUNTY COURTHOUSE, 1<sup>ST</sup> 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: Charles Kostelnick, Lance Stumbo, Marilyn Jordan, Eric Crosman Jan Danilson and Gary Luna

Absent: Carla Barnwell , Kim Houlding and Robert North

Also Present: David Youngren, Mindy Youngren, and Jim Turbes

**II. APPROVAL OF MINUTES**

A. September 24, 2018

Marilyn Jordan moved to approve the minutes from September 24, 2018

*Seconded by Eric Crosman*

Motion Carried

**III. APPROVAL OF AGENDA**

Jan Danilson moved to approve the agenda

*Seconded by Gary Luna*

Motion Carried

**IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION**

A. Eric Crosman stated he had a conflict of interest and would not vote on the application.

**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. Application for Conditional Use Permit # 2018-063 submitted by David Youngren to allow for a distillery. The proposed distillery to be known as Bluff Creek Distillery will be located at 947 170<sup>th</sup> St and will utilize an existing building on Mr. Youngren's property.

Dave Youngren spoke in regards to the licensing requirements for a distillery. He stated he was required to first obtain a Federal License before he could get approval from the State of Iowa.

The State of Iowa also required the approval from Boone County.

Youngren stated a license for a winery or a brewery was much simpler to acquire.

Mindy Youngren also noted they would not be open to the public.

Dave Youngren noted the product would be distilled on his property and then taken to Ankeny for distribution.

Chairman Lance Stumbo asked for any comments from Mike Salati, Boone County Zoning Administrator.

Director Salati stated all of his comments had been included in his staff report.

Marilyn Jordan asked what the finished product would be.

Youngren stated he would be distilling Vodka.

Jordan also spoke in regards to the waste water issues. She questioned how much water would be used in the production of the product.

Youngren stated 26 gallons of water was required to produce one batch. He stated this amount of water only made 4 gallons of product which meant there would be 22 gallons of waste water.

Jordan asked whom provided the Water.

Youngren stated Xenia was the provider.

Jordan questioned why the DNR would be involved in the operation. She questioned whether the byproduct would be dangerous to the soil.

Director Mike Salati stated Boone County was responsible for private septic system but that at times larger waste water projects are regulated by the DNR.

Further discussion was held on the treatment of the wastewater generated by the distillery.

Chairman Lance Stumbo questioned whether all of the production and business would be confined in the existing building.

Youngren stated he planned to utilize the existing building. He also noted he did not plan to have a tasting room.

Chairman Lance Stumbo asked for any further discussion.

Charles Kostelnick questioned the time frame of the permit.

Salati stated the permit was usually good for the use the life of the use on the property.

Chairman Stumbo also noted a Conditional Use Permit was only valid during operation. He stated if the use were to be discontinued for over one year a new permit would be required.

Jan Danilson questioned whether a condition would need to be included on the permit due to the incomplete plan for handling wastewater.

Salati stated the waster would be handled either by Boone County or by the Iowa DNR.

Further discussion was held on the ingredients used in the distilling process.

Chairman Stumbo again asked for any further discussion of which there was none.  
Public hearing closed at 5:47 p.m.

- B.** Charles Kostelnick moved to approve the Application for Conditional Use Permit # 2018-063 submitted by David Youngren to allow for a distillery to be located at 947 170<sup>th</sup> St Boone, Ia

*Seconded by Gary Luna*

Jan Danilson—yes  
Gary Luna—yes  
Marilyn Jordan—yes  
Charles Kostelnick—yes  
Lance Stumbo—yes

(Eric Crosman was present but did not vote due to a conflict of interest)

*Motion Carried*

**VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION**

- A.** None

**VIII. UNFINISHED BUSINESS**

- A.** \* Supervisor Bill Zinnel – Discussion on changes to Wind Energy System regulations  
Bill Zinnel stated the Board of Supervisors has reviewed the proposed changes, he stated the Board would hope to approve some of the recommendations soon.

**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