



BOARD OF ADJUSTMENT MEETING MINUTES

DECEMBER 13, 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, and Dennis Lynch.

ABSENT: Ruth Berglund and Sam Fisher

ALSO IN ATTENDANCE: Mr. & Mrs. David Youngren and Mr. & Mrs. Terry Mercer and James Ludwig

II. APPROVAL OF MINUTES:

November 8, 2018

Dennis Lynch moved to approve the minutes as written

Seconded by Steve Kieffer

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

Motion Carried

III. APPROVAL OF AGENDA:

Dennis Lynch moved to approve the agenda

Seconded by Steve Kieffer

Steve Kieffer—yes
Amy Yoakum—yes
Dennis Lynch—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. Application for Conditional Use Permit # 2018-063 submitted by David Youngren to allow for a distillery to be known as Bluff Creek Distillery to be located at 947 170th St, Boone, Ia 50036

Vice-Chairperson Amy Yoakum opened up the public hearing at 5:34 p.m.

Vice-Chairperson Amy Yoakum summarized the request stating Mr. Youngren was wishing to establish the distillery in an already established building on his property.

David Youngren stated the distillery would be in an existing building and that there would be no changes to the building.

Yoakum questioned if the facility would be just for manufacturing.

Youngren stated it would, and that the product would be taken to Ankeny for distribution.

Youngren noted they did not plan to have a tasting room at the facility at this time.

Vice-Chairperson Amy Yoakum next asked for any comments from Director, Mike Salati.

Salati noted this use was equivalent to the alcohol production use because it is just a production facility. Salati also noted he and Youngren were currently working on the handling of the waste product produced.

Dennis Lynch questioned whether they would like to include a tasting room as a possible use with this permit.

The Youngren's stated they did not wish to have a tasting room at this facility and if at some point they wished to add a tasting facility they would do so in the City of Boone or Ogden.

Vice-Chairperson Amy Yoakum asked for any further discussion of which there was none.

Yoakum next asked for a motion to close the public hearing.

Steve Kieffer moved to close the public hearing.

Seconded by Dennis Lynch

Dennis Lynch—yes

Steve Kieffer—yes

Amy Yoakum—yes

Dennis Lynch moved to approve Application for Conditional Use Permit # 2018-063 submitted by David Youngren to allow for a distillery to be known as Bluff Creek Distillery to be located at 947 170th St, Boone, Ia 50036

Steve Kieffer seconded.

Dennis Lynch—yes

Steve Kieffer—yes

Amy Yoakum—yes

Motion Carried

B. Petition for Variance application #2018-007 submitted by James Ludwig to allow for the construction of an accessory building. Mr. Ludwig is requesting relief from section 4.15 (Bulk Regulations Table) of the Boone County Zoning Ordinance which requires a 20' side yard setback for an accessory building in the A-1 (Agriculture Conservation) District. Mr. Ludwig is requesting an 8' variance which would allow him to build a 50' x 40' accessory building 12' from his east property located at 1445 325th St, Woodward, Ia 50276

Vice-Chairperson Amy Yoakum opened the public hearing at 5:40 p.m.

Yoakum next asked for any comments from the applicant.

The applicant noted he was unable to meet the required setbacks due to the location of the existing septic system.

Amy Yoakum questioned whether the new structure would be the same foot print of the prior structure.

The owner stated it would be.

Terry Mercer questioned who established the setbacks.

Vice-Chair Amy Yoakum noted setbacks were a part of our Zoning Ordinance.

Director Salati noted that the prior structure was a legal nonconforming structure as it was built prior to the adoption of the Boone County Zoning Ordinance.

Further discussion was held on the required setbacks and why they property owner was required to request a variance.

Dennis Lynch noted the board often approved variances due to the locations of the septic systems.

Vice-Chairperson Amy Yoakum next asked for any further comments of which there were none. She next asked for a motion to close the public hearing.

Steve Kieffer moved to close the public hearing.

Seconded by Dennis Lynch

Steve Kieffer—yes

Dennis Lynch—yes

Amy Yoakum—yes

Motion Carried

Steve Kieffer moved to approve Petition for Variance application #2018-007 submitted by James Ludwig to allow for the construction of an accessory building. Mr. Ludwig is requesting relief from section 4.15 (Bulk Regulations Table) of the Boone County Zoning Ordinance which requires a 20' side yard setback for an accessory building in the A-1 (Agriculture Conservation) District. Mr. Ludwig is requesting an 8' variance which would allow him to build a 50' x 40' accessory building 12' from his east property located at 1445 325th St, Woodward, Ia 50276

Seconded by Dennis Lynch

Steve Kieffer—yes
Dennis Lynch—yes
Amy Yoakum

Motion Carried

- I. UNFINISHED BUSINESS**
 - A. None
- II. NEW BUSINESS**
 - A. None
- III. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING**
 - Director's Report (Planning and Development Department) - None

Respectfully submitted,

Wanda Cox
Secretary