

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY MARCH 25, 2019
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
Kay Rice	Marilyn Jordan	Jan Danilson
Lance Stumbo (Chairman)	Kim Houlding	Gary Luna

Present: Gary Luna, Jan Danilson, Eric Crosman, Kim Houlding, Carla Barnwell, Lance Stumbo, Robert North, and Kay Rice

Absent: Marilyn Jordan

Also Present: Mark Hansen

II. APPROVAL OF MINUTES

A. November 26, 2018

Eric Crosman moved to approve the minutes from November 26, 2018

Seconded by Robert North

Motion Carried

III. APPROVAL OF AGENDA

Robert North moved to approve the agenda

Seconded by Kim Holding

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. Ordinance No. 139: Proposed text amendments to the Boone County Zoning Ordinance, Article 8: Supplemental Regulations. Proposed amendments include Section 8.04.05 Setbacks, Table I Wind Turbine/Meteorological Tower Setbacks Neighboring Dwelling Units* the required setback is to be increased from 750 feet to 1,500 feet. In addition the following language will be added to Section 8.04.08 (10) "The applicant shall provide a bond or other security acceptable to Boone County for an amount of at least 110 percent of the

decommissioning cost as specified in the decommissioning estimate prior to the issuance of the Zoning Permit(s) for the facility.

Discussion was held on the proposed changes.

Director Mike Salati also noted the Board of Supervisors had requested he obtain additional information from the wind companies in regards to the proposed bonds.

- B.** Carla Barnwell moved to recommend Board of Supervisor approval of the proposed amendments which will include 8.04.05 Setbacks, Table 1 Wind Turbine/Meteorological Tower Setbacks Neighboring Dwelling Units* the required setback is to be increased from 750 feet to 1,500 feet. In addition the following language will be added to Section 8.04.08 (10) "The applicant shall provide a bond or other security acceptable to Boone County for an amount of at least 110 percent of the decommissioning cost as specified in the decommissioning estimate prior to the issuance of the Zoning Permit(s) for the facility.

Jan Danilson *seconded*

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

- A.** Preliminary Plat of Buck Hills Estates 3rd Addition consisting of 7 lots and one outlot consisting of approximately 10.99 acres.

Mark Hansen was present to speak in regards to the request. He stated he was one of the developers. He stated the first addition consisted of 52 lots. He also noted they had developed a second addition which had consisted of 10 lots in 2017.

Hansen also noted the third and final addition would consist of 7seven lots and one outlot.

Discussion was held on the location of the subdivision and which types of septic systems were utilized.

Chairman Lance Stumbo next asked for comments from Director Mike Salati.

Director Mike Salati noted the entire subdivision had been rezoned previously, he stated they were just to review the preliminary plat.

Public Hearing closed by Chairman Lance Stumbo.

Robert North moved to recommend Board of Supervisor approval of the preliminary plat of Buck Hills Estates 3rd Addition.

Seconded by Eric Crosman

Kim Houlding—yes

Marilyn Jordan—yes

Robert North—yes

Gary Luna—yes

Jan Danilson—yes

Kay Rice—yes

Carla Barnwell—yes

Lance Stumbo—yes

Motion Carried

VIII. UNFINISHED BUSINESS

- A.** None

IX. NEW BUSINESS

A. Election of Officers

Lance Stumbo was elected to serve as Chairman and Eric Crosman was elected to serve as Vice Chairman

B. Approval of By Laws

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