

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY JANUARY 27, 2020
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

Kay Rice	Carla Barnwell	Eric Crosman
Lance	Marilyn Jordan	Jan Danilson
Stumbo(Chairman)	Kim Houlding	Gary Luna

Present: Kay Rice, Lance Stumbo, Carla Barnwell, Marilyn Jordan, Kim Houlding, and Gary Luna

Absent: Eric Crosman and Jan Danilson

Also Present: Scott Wailes, Rick Wailes, Brian Bales, Shelia Bales, Kevin Wailes and Debbie Ladd

II. APPROVAL OF MINUTES

A. December 10, 2019 and December 30, 2019

Carla Barnwell moved to approve the minutes as written

Kay Rice seconded

Carla Barnwell—yes

Marilyn Jordan—yes

Kim Houlding—yes

Kay Rice—yes

Gary Luna—yes

Lance Stumbo—yes

Motion Carried

III. APPROVAL OF AGENDA

Kay Rice moved to approve the agenda

Seconded by Carla Barnwell

Carla Barnwell—yes

Marilyn Jordan—yes

Kim Houlding—yes

Kay Rice –yes
Gary Luna—yes
Lance Stumbo—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 # 2019-008 submitted by Debra K Ladd to allow for a wedding / event venue to be located at 1411 160th St, Boone, Ia 50036.

Debbie Ladd stated they were wishing to provide a needed business here in Boone County. She stated people are currently leaving Boone County to access this type of business.

Ladd wished to bring business into Boone County such as hotel/motels, restaurants, florists and bakers.

Ladd noted they wished to be a good neighbor to the surrounding home owners. She also stated they wanted to remain a rural setting.

Shelia Bales read a letter which had previously been submitted in December in regards to her concerns in regards to the increase of traffic lighting and noise. She was concerned with their security and privacy. (A copy of the letter is located in the Ladd file)

Brian Bales requested the letter be noted in the record. Bales noted this was the third time the Ladd Venue had come before the Zoning Commission. He noted the board had previously voted the proposal down.

Brian Bales noted the Board of Supervisors had approved a change to the Boone County Zoning Ordinance which would allow this type of use in the A-1 (Agriculture Conservation) District with a Conditional Use Permit. He believed this was setting a dangerous precedent.

Bales requested the Conditional Use Permit be turned down stating they had heavily invested in their property. Bales continued to express further concerns along with enforcement of conditions and the possibility of crop fires.

Chairman Lance Stumbo next asked for comments from the Zoning Commission members. Stumbo also wanted to confirm the fact that there had been an amendment to the Zoning Ordinance which allowed wedding / event venues in the A-1 Agriculture Conservation District with a Conditional Use permit.

Marilyn Jordan asked for clarification.

Director Mike Salati noted Debbie Ladd's prior application had been for a rezoning from A-1 (Agriculture Conservation) to C-1 (General Commercial) to allow for a wedding/ event venue.

Director Salati noted the Board of Supervisors had recommended the Zoning Ordinance be changed to allow for such with an approved Conditional Use Permit.

Salati also noted there were a couple of similar uses in the county which were permitted through the Conditional Use Permit process.

Carla Barnwell questioned the amendment and what exactly it allowed.

Director Michael Salati stated the amendment included catering service, banquet or reception facility, social or fraternal organization.

Marilyn Jordan questioned how many reception facilities we had in the area.

Further discussion was held on how many venues were located in Boone.

Carla Barnwell questioned whether the Zoning Commission could recommend approval for one year on a trial basis.

Barnwell next discussed a venue / event center which had grown significantly in Story County.

Barnwell questioned why this location? She believed this use could be done in a commercially zoned location.

Debbie Ladd stated she chose this area because it was here property and she could not afford to go out and buy another property. Ladd stated there were already two buildings on the property one of which she planned to convert into the venue.

Ladd noted the location was close to town and close to paved roads. Ladd noted her home was 151 years old and had a scenic yard.

Ladd noted brides today were looking for a beautiful setting at which they would get married and hold their reception. She stated they did not plan to destroy the scenic and rustic setting of the property.

Debbie Ladd also noted this was her home and she did not want to destroy the property or neighborhood.

Ladd also noted she had a hog confinement less than a mile away from her home and a huge cattle lot less than a half of a mile away from her property.

Kay Rice stated she was not concerned with the Ladd's proposal but she was concerned with opening the door to people who may not operate in such a manner.

Ladd noted if she were to rent a tent for her daughter's wedding it would cost her over \$20,000.

Ladd also noted all events would be indoors, with no outdoor bands or concerts.

Rick Wailes spoke in regards to concerns about property values stating in Ames they have construction going up left and right around such venues/ facilities. He stated many new homes were being built in the area.

Carla Barnwell next questioned what types of events would be held, hours of operation and whether they would hold events year-round.

Debbie Ladd stated they would have the capability to hold events year-round as they would have both heating and cooling. Ladd noted she believed the majority of events would be held during the warmer months.

She anticipated holding smaller family reunions, class reunions and birthday parties. Stating most events would be family oriented.

Ladd noted they would allow fireworks 4th of July only.

Carla Barnwell next discussed parking.

Rick Wailes stated they had approximately 160 spots drawn on their site plan and that they also had a lot of overflow parking in addition.

Marilyn Jordan spoke in regards to events held in the winter with the gravel roads. Jordan noted many cars were stuck on her gravel road and that she was concerned with seasonal events.

Carla Barnwell questioned whether they would apply for a liquor license.

Ladd stated she would ... which would allow for better control of the alcohol consumption.

Debbie Ladd also stated they would not hold events during the week. She stated the venue would be available Friday afternoon through Sunday.

Ladd also noted she was employed full time and had not desire for events during the week.

Brian Bales also discussed the lighting issues and the fact that the building was a pole building. He stated the building would be noisy. He stated the venue would have an impact on how they used their property.

Debbie Ladd noted they planned to insulate the building with foam which would drastically minimize the sound. Ladd also noted they had a sound study done which had shown that the sound at the edge of her property should be down to the level of a regular voice.

Ladd also noted all lighting would have to be directed downward and all lighting coming off the property should be minimal also.

Carla Barnwell questioned advertising.

Ladd stated advertising would be done mostly through social media and word of mouth.

Further discussion was held on where the events would occur, also on Xenia Water.

Kim Houlding asked if there had been any comments from the Boone County Sheriff.

Director Salati noted he had not received comments from the sheriff.

Kim Houlding questioned how they would control the liquor.

Ladd stated it would be included in the contract in addition she would be there.

Brian Bales noted that one of the neighbors were aware of the proposed venue.

Ladd noted the neighbor to the east was aware and was in favor.

Kay Rice questioned whether the neighbors had been notified.

Chairman Salati stated the neighbors within 700 ft had been notified and that the public hearing notice had been published in the paper.

Shelia Bales stated you could encourage but not control behavior.

Carla Barnwell noted she would be devastated if one of her neighbors wished to do a similar venue.

Carla Barnwell noted the Board of Adjustment would next need to address the issues of compatibility

Discussion was next held on septic systems and how they would handle events of 350 people.

Director Mike Salati noted the DNR would be responsible for permitting such a large system.

Next discussion was held on the maximum capacity for such events. Salati noted the fire chief had estimated total occupancy with table and chairs to be approximately 245 and 527 ppl without tables and chairs.

Lance Stumbo noted he lived in the county where the greenhouse was on one side of him and Seven Oakes ski hill on the other side.

Public Hearing closed by Chairman Lance Stumbo.

Carla Barnwell moved to recommend Board of Adjustment denial of the application
A. Application for Conditional Use Permit # 2019-008 submitted by Debra K Ladd to allow for a wedding / event venue to be located at 1411 160th St, Boone, Ia 50036.

Seconded by Kay Rice

Kim Houlding—yes
Marilyn Jordan—yes
Lance Stumbo—no
Kay Rice—yes
Carla Barnwell—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

A. None

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. Election of Officers

Jan Danilson was elected to serve as Chairman, Carla Barnwell was elected to serve as Vice-Chairman

B. Approval of Bylaws

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. Director's Report (Planning and Development Department)

None

IX. ADJOURNMENT

A. Meeting Adjourned

Respectfully submitted,

Wanda Cox