



## BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY MARCH 12, 2020

5:30 P.M. – BOONE COUNTY COURTHOUSE, 1<sup>ST</sup> 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:** Amy Yoakum, Sam Fisher, Dennis Lynch and Steve Kieffer

**ABSENT:** Ruth Berglund

**ALSO IN ATTENDANCE:** Brian Bales, Shelia Bales, Kurt Phillips, Allyson Ladd, Debbie Ladd, Rick Wailes and Scott Wailes

### II. APPROVAL OF MINUTES:

February 13, 2020

Steve Kieffer moved to approve the minutes as written

*Seconded by AmyYoakum*

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

*Motion Carried*

### III. APPROVAL OF AGENDA

### 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 # 2020-003 submitted by Robert Anderlik on behalf of Bethel Church. Bethel Church is requesting a Conditional Use Permit to allow for a ground or low-profile sign in the A-1 (Agriculture Conservation) District.

Chairman Sam Fisher first asked for any comments from Director Mike Salati.

Salati noted the application was pretty self-explanatory, he stated the sign requested was classified as a low profile / ground sign. He noted that the application was compliant with current regulations.

Chairman Sam Fisher questioned if the applicant was satisfied with the proposed 50' setback.

Robert Anderlik stated they had made a mock-up of the proposed sign and noted that where they planned to place the sign was 51' 6" from the center of the road.

Steve Kieffer noted Scott Kruse had requested the sign be at least 45' from the centerline of the road.

Director Salati tried to clarify stating the minimum setback required was 40' but that Kruse requested the sign be at least 45' back. Salati noted the proposal would exceed Kruse's recommendation.

Chairman Sam Fisher noted the staff report quoted Kruse as requiring the sign be back at-least 50'.

Chairman Sam Fisher asked for any further comments from Robert Anderlik.

Steve Kieffer moved to close the public hearing.

***Seconded by Dennis Lynch.***

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

***Motion Carried***

Chairman Sam Fisher asked for any comments from the Board Members.

- A. Steve Kieffer moved to approve Application for Conditional Use Permit # 2020-003 submitted by Robert Anderlik on behalf of Bethel Church to allow for a ground / low profile sign to be allowed in the A-1 (Agriculture Conservation) District with the following condition:
1. That the sign be placed a minimum of 50' from the center line of the road as suggested by Boone County Engineer Scott Kruse.

***Seconded by Amy Yoakum***

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

***Motion Carried***

- B. Petition for Variance #2020-001 submitted by Shawn Schnormeier to allow for the construction of a 40' x 60' accessory structure to be located 10' from both his front and side

property line. The required setbacks in the A-1 (Agriculture Conservation) district for an accessory structure are 50' front yard setback and 20' side yard setback and 15' rear yard setback.

Director Mike Salati noted we had not spoken recently to the applicant.

Chairman Sam Fisher questioned the road right of way in front of Mr. Schnormeier's home.

Director Mike Salati noted the aerial photos can be off. Salati also noted the road right of way in that area was 137' wide.

Sam Fisher noted this was very similar to the Munson variance where the right of way was so wide that the building was still along way from the road although it did not meet setback requirements.

Steve Kieffer noted he had reviewed the application and it made sense.

Sam Fisher also noted a lot of the property was in the flood plain.

Director Mike Salati noted there were exceptions when building in the flood plain in which no inhabited buildings could be constructed.

Further discussion was held on the requirements for building in that area as to what the requirements would be such as flood insurance or an elevation certificate.

Sam Fisher questioned why the property was shown with the name Potts on it.

Staff noted the Pott's name was from a prior land division.

Steve Kieffer questioned whether there had been any comments from surrounding property owners of which there had been none.

Steve Kieffer moved to approve Petition for Variance #2020-001 submitted by Shawn Schnormeier to allow for the construction of a 40' x 60' accessory structure to be located 10' from both his front and side property line. The required setbacks in the A-1 (Agriculture Conservation) district for an accessory structure are 50' front yard setback and 20' side yard setback and 15' rear yard setback.

***Seconded by Dennis Lynch***

Amy Yoakum—yes

Steve Kieffer—yes

Sam Fisher—yes

Dennis Lynch—yes

Motion Carried

**I. UNFINISHED BUSINESS**

A. None

**II. NEW BUSINESS**

**III. Election of Officers**

Steve Kieffer nominated Sam Fisher to continue serving as chairperson.

*Seconded by Dennis Lynch*

Amy Yoakum—yes

Steve Kieffer—yes

Dennis Lynch—yes

*Motion Carried*

**IV. DIRECTOR'S REPORT (PLANNING AND DEVELOPMENT DEPARTMENT)**

**V. ADJOURNMENT**

Respectfully submitted

Wanda Cox