



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY SEPTEMBER 10, 2020

5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST FLOOR CONFERENCE ROOM
5:30 P.M. – VIA ELECTRONIC TELEPHONE CONFERENCE

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MEETING ID: 893 4052 1480

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I. OPEN MEETING AND ROLL CALL

Dennis Lynch
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE: Dennis Lynch, Ruth Berglund, Holly Kilstrom, and Steve Kieffer

ABSENT: Sam Fisher

ALSO IN ATTENDANCE:

II. APPROVAL OF MINUTES:

August 13, 2020

Ruth Berglund moved to approve the minuets as written

Seconded by Dennis Lynch

Ruth Berglund—yes
Dennis Lynch—yes
Steve Kieffer—yes
Holly Kilstrom—yes

Motion Carried

III. APPROVAL OF AGENDA

Ruth Berglund moved to approve the agenda

Seconded by Dennis Lynch

Ruth Berglund—yes

Holly Kilstrom—yes

Dennis Lynch—yes

Steve Kieffer—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. Petition for Variance # 2020-008 submitted by Stanley Hillebo. Mr. Hillebo is wishing to replace a 26' x 60' pole building which was destroyed by the Derecho which hit Iowa on August 13, 2020. Mr. Hillebo currently owns 1.3 acres of land which does not meet the required 4 -acre minimum lot size for an accessory structure to be built without a primary structure as required in Section 4.15 Bulk Regulations Table. (Footnote 6)

Vice-Chairman Steve Kieffer opened the Public Hearing at 5:33 p.m.

Vice-Chairman Steve Kieffer next asked for any comments from the planning staff.

Director Mike Salati noted the previous building was considered a legal non-conforming structure due to the fact that it was located on a parcel of less than 4-acres in size as required by the Boone County Zoning Ordinance. The outbuilding had previously been part of an 11-acre farmstead and was built in the 1940's. The structure obtained the "legal non-conforming status when Mr. Hillebo divided the property in order to sell the farmstead and 9.61 acres of land to his grand-daughter.

Vice-Chairman Steve Kieffer next asked for any questions from the Board members of which there were none.

Kieffer next asked for any comments from the applicant.

The applicant noted it was the grand-daughter whom purchased the acreage and that they wanted to keep the property in the family. He noted the accessory structure was used for storage of an old truck and boat.

Vice-Chairman Steve Kieffer closed the public hearing at 5:36 p.m.

Ruth Berglund move to approve application 2020-008 submitted by Stanley Hillebo to allow for the construction of an accessory structure on a lot of 1.8 acres.

Seconded by Holly Kilstrom

Ruth Berglund—yes
Holly Kilstrom—yes
Dennis Lynch—yes
Steve Kieffer—yes

Motion Carried

VII. UNFINISHED BUSINESS

A. None

VIII. NEW BUSINESS

VIII. DIRECTOR'S REPORT (PLANNING AND DEVELOPMENT DEPARTMENT)

IX. ADJOURNMENT

Respectfully submitted

Wanda Cox