



## BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY AUGUST 12, 2021

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

[HTTPS://US02WEB.ZOOM.US/J/89340521480?PWD=MLK0dEdMAWZFL2VCbVRpM2xKYzN  
LUT09](https://us02web.zoom.us/j/89340521480?pwd=MLk0dEdMAWZFL2VCbVRpM2xKYzNLUt09)

MEETING ID: 893 4052 1480

PASSWORD: 325945

ONE TAP MOBILE

+13126266799,,89340521480#,,1#,325945# US (CHICAGO)

+19292056099,,89340521480#,,1#,325945# US (NEW YORK)

DIAL BY YOUR LOCATION

+1 312 626 6799 US (CHICAGO)

+1 929 205 6099 US (NEW YORK)

### I. OPEN MEETING AND ROLL CALL

Dennis Lynch  
Steve Kieffer  
Ruth Berglund  
Sam Fisher  
Holly Kilstrom

ATTENDANCE: Ruth Berglund, Steve Kieffer, Holly Kilstrom and Sam Fisher

ABSENT: Dennis Lynch

ALSO IN ATTENDANCE: Janet Harris, Julie Fisher

### II. APPROVAL OF MINUTES:

July 8, 2021

Ruth Berglund moved to approve the minutes as written

*Seconded by Sam Fisher*

Sam Fisher—yes  
Holly Kilstrom—yes  
Steve Kieffer—yes  
Ruth Berglund—yes

*Motion Carried*

**III. APPROVAL OF AGENDA**

Agenda approved as written

Ruth Berglund moved to approve the agenda as written

*Seconded by Holly Kilstrom*

Ruth Berglund—yes  
Steve Kieffer—yes  
Sam Fisher—yes  
Holly Kilstrom—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 # 2021-004 submitted by Janet Harris. Ms. Harris is requesting a variance to allow for a private stable to be located 10-feet from her north property line in the R-1 (Rural Residential) District. Section 4.07.06 allows for a private stable in the R-1 District but requires any structure to be located 200’ from all property lines. Ms. Harris can meet the requirement on the west, south and east but will need a 190’ variance from the north property line.

Vice-Chairman Steve Kieffer opened the public hearing at 5:35 p.m.

Kieffer next asked for any comments from the applicant

Janet Harris stated Don and Barb Fatka were fine with the horses being there noting they were the adjoining neighbors to the north. Harris noted they were just building a barn for the horses they had.

Julie Fisher stated she was fine with the proposal as long as the horse would not be near her property.

Harris noted the horses would be about 300’ from the Fisher’s property.

Julie Fisher noted she didn’t want the smell and flies affecting her property.

Harris asked if anyone else had concerns or questions of which there were none.

Sam Fisher moved to approve Petition for Variance # 2021-004 submitted by Janet Harris which would allow her to build 10’ from her north property line.

*Seconded by Ruth Berglund*

Ruth Berglund—yes  
Steve Kieffer—yes  
Sam Fisher—yes  
Holly Kilstrom—yes

*Motion carried*

**VII. UNFINISHED BUSINESS**

A. Application for Conditional Use Permit # 2021-003 submitted by Matthew J Vobr on behalf of Xenia Rural Water. Xenia Rural water is requesting the Conditional Use Permit to allow for a 500,000 gallon water tower to be located in a C-1 (Commercial) District.

Vice Chairman Steve Kieffer next asked for any comments from the public of which there were none.

Sam Fisher questioned why the application had been tabled.

The applicant stated he was unable of the meeting time and date and had not been available to answer questions for the Board of Adjustment.

Kieffer noted it was just a minor technicality.

Ruth Berglund moved to approve application # 2021-003 Submitted by Xenia Rural water to all for a 500,000 gallon water tower to be located in a C-1 (Commercial District).

*Sam Fisher Seconded*

Ruth Berglund—yes  
Steve Kieffer—yes  
Sam Fisher—yes  
Holly Kilstrom—yes

**VIII. NEW BUSINESS**

A. None

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

**IX. ADJOURNMENT**

Respectfully submitted

Wanda Cox

