



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY DECEMBER 9, 2021

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

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LUT09](https://us02web.zoom.us/j/89340521480?pwd=MLk0dEdMAWZFL2VCbVRpM2xKYzNLUt09)

MEETING ID: 893 4052 1480

PASSWORD: 325945

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I. OPEN MEETING AND ROLL CALL

Dennis Lynch
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE: Sam Fisher, Steve Kieffer and Dennis Lynch

ABSENT: Holly Kilstrom & Ruth Berglund

ALSO, IN ATTENDANCE:

II. APPROVAL OF MINUTES:

Approval of minutes from November 18, 2021

Steve Kieffer moved to approve the minutes as written

Seconded by Sam Fisher

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

Motion Carried

III. APPROVAL OF AGENDA

Steve Kieffer moved to approve the agenda as written

Seconded by Dennis Lynch

Dennis Lynch—yes

Sam Fisher—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. Application for Conditional Use Permit # 2021-007 Submitted by Erickson Trucking D/B/A Lincoln Homes. Curtis Erickson is requesting a Conditional Use Permit to allow for a mini-storage unit to be located at 971 222nd Dr. The property is currently commercially zoned and therefore a conditional use permit is required.

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

Director Mike Salati noted the application had gone to the Zoning Commission in the previous month and that the Zoning Commission recommended Board of Adjustment approval of the request.

Chairman Sam Fisher asked Director Mike Salati if any comments had been submitted to the Planning Department.

Salati noted he had not, he also indicated there had been a concern expressed when the application was before the Zoning Commission, it was noted the person expressing concerns was located on the south side of Highway 30 and should not be impacted by the lighting.

Fisher next asked for comments from the Engineers office of which there were none.

Chairman Sam Fisher next questioned whether the applicant wished to make any comments.

Natalie Erickson noted she had no further comments.

Staff questioned whether the modular home sales would still be on the parcel.

Natalie Erickson stated they would no longer be selling modular homes and would just have mini storage units on the property.

Natalie noted Curt was retiring.

Public hearing closed by Sam Fisher.

Steve Kieffer noted the property looked nice.

Steve Kieffer moved to approve petition for variance # 2021-001 to allow for a mini-storage unit to be located at 971 222nd Dr.

Seconded by Dennis Lynch

Steve Kieffer—yes

Dennis Lynch—yes

Sam Fisher--yes

Motion Carried

VII. UNFINISHED BUSINESS

A. None.

VIII. NEW BUSINESS

A. None

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

IX. ADJOURNMENT

Respectfully submitted

Wanda Cox