

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY MARCH 27, 2023
5:30 PM – BOONE COUNTY COURTHOUSE
2ND FLOOR PLANNING & DEVELOPMENT OFFICE
201 STATE ST BOONE, IA 50036

I. OPEN MEETING AND ROLL CALL

Eileen Westrum	Wayde Burkhart	Eric Crosman
Kay Rice	Nathan Cottington	Jan Danilson
Adam Ostert	Kim Houlding	(1 seat vacant)

Meeting was called to Order at 5:36 pm.

Present: Nathan Cottington, Kim Houlding, Eric Crosman, Jan Danilson and Eileen Westrum

Absent: Kay Rice, Adam Ostert and Wayde Burkhart

Others Present: Martin Howell

II. APPROVAL OF MINUTES

A. December 19, 2023

Nathan Cottington moved to approve the minutes as written

Seconded by Jan Danilson

Jan Danilson—yes
Nathan Cottington—yes
Eileen Westrum—yes
Kim Houlding—yes
Eric Crossman—yes

Motion Carried

None

III. APPROVAL OF AGENDA

Nate Cottington moved to approve the agenda

Seconded by Eileen Westrum

Nate Cottington—yes
Eileen Westrum—yes
Eric Crosman—yes
Jan Danilson—yes
Kim Houlding—yes

Unanimous

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. Rezoning Request application # 2023-002 submitted by Martin Howell. Mr. Howell is wishing to rezone approximately 18 3/4 acres of land (located at 1475 325th St Woodward, Ia) from A-1 (Agriculture Conservation) to R-1 (Rural Residential) to allow for a minor subdivision consisting of 4 residential building lots.

Chairman Crosman next asked for comments from the applicant.

Martin Howell noted he was requesting the rezoning to allow him to create some residential building sites. Howell also noted he may put up a spec home.

Director Mike Salati next discussed the proposed plat which consisted of 4 residential building sites. Salati noted the access road ran along the southside of the property. Salati also noted the area was designated rural residential in the future land use map. Salati also noted that two residential subdivisions existed in the area one on the east side and one on the west side of Howell's property.

Nathan Cottington next questioned whether Howell could possibly come back and request that more lots of smaller size be created.

Director Mike Salati noted if Howell wished to create more than 5 lots he would have to go through the major subdivision process which would require further review.

Mr. Howell noted that due to the lay of the land it would be very hard to create any further building sites.

Nathan Cottington also brought up road maintenance and who would be responsible for maintaining the access road.

Mr. Howell noted they would form an association which would be responsible for road maintenance noting there would be no cost to the county.

Chairman Eric Crosman next asked for any comments from the public of which there were none.

Eric Crosman next asked if the planning office had received any calls in regards to the request.

It was noted that an adjacent property owner had called questioning the water supply. It was noted the property owner would need to contact Xenia to verify adequate water supply.

Public hearing closed @ 5:50 p.m. by Chairman Eric Crosman

Chairman Crosman questioned whether 325th St was a gravel road or whether it was paved.

Martin Howell noted the road was paved.

Further discussion was held on the proposed subdivision.

Chairman Eric Crosman next asked for a motion.

- B.** Nate Cottingham moved to recommend Board of Supervisor approval of application # 2023-002 submitted by Martin Howell to rezone approximately 18 3/4 acres of land (located at 1475 325th St Woodward, Ia) from A-1 (Agriculture Conservation) to R-1 (Rural Residential) to allow for a minor subdivision consisting of 4 residential building lots.

Seconded by Eileen Westrum

Eileen Westrum—yes
Jan Danilson—yes
Eric Crosman—yes
Kim Houlding—yes
Nathan Cottingham—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

- A. None

VIII. UNFINISHED BUSINESS

- A. None

IX. NEW BUSINESS

- A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

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

XI. ADJOURNMENT

Kay Rice moved to adjourn

Seconded by Wayde Burkhart

Motion Carried

Respectfully submitted,

Wanda Cox, Secretary