



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY APRIL 11, 2024

5:30 P.M. – BOONE COUNTY COURTHOUSE, 4TH FLOOR CONFERENCE ROOM
201 STATE ST, BOONE, IA 50036

I. OPEN MEETING AND ROLL CALL

Dennis Lynch
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE: Sam Fisher, Steve Kieffer and Holly Kilstrom

ABSENT: Dennis Lynch

ALSO, IN ATTENDANCE: Brian Bales, Katie Kinley, Kevin Grall, Andrew Phillips and Carol Voss

II. APPROVAL OF MINUTES:

A. Approval of January 11, 2024

Steve Kieffer moved to approve the minutes

Seconded by Ruth Berglund

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

Motion Carried

III. APPROVAL OF AGENDA

Agenda approved as written

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

Public Hearing opened acting Chairman Sam Fisher

- A. Petition for Variance #2024-001 submitted by Kevin Grall. Mr. Grall is requesting a 39 ½' front yard variance which would allow for the construction of an 18' x 30' shed to be located 10 ½' from the north property line.

Ruth Berglund moved to approve Petition for Variance # 2024-001 submitted by Kevin Grall subject to the Home Owners Association approval.

Seconded by Steve Kieffer

Holly Kilstrom—no
Steve Kieffer—yes
Ruth Berglund—yes
Sam Fisher—yes

Motion Carried

- B. Petition for Variance #2024-002 submitted by Solar FX Corporation. Solar FX Corporation is requesting a 45' front yard variance which would allow them to construct a solar array 40' from the front property line and a 10' rear yard variance which would allow for the construction of a solar array to be located 5' from the rear property line.

Steve Kieffer moved to approve Petition for Variance # 2024-002 submitted by Solar FX Corporation.

Seconded by Holly Kilstrom

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

Motion Carried

- C. Conditional Use Permit # 2024-CON-001 submitted by Glen Coblentz. Mr. Coblentz is requesting a Conditional Use permit to allow for the building & display of portable storage buildings to be located at 1128 T Ave, Boone, Ia 50036

Steve Kieffer moved to approve Conditional Use Permit # 2024-CON-001 submitted by Glen Coblentz with the following conditions

1. That a maximum of 2 buildings be located adjacent to the tree lines with a maximum of 26 total buildings be allowed on the site.

Seconded by Ruth Berglund

Holly Kilstrom—no
Sam Fisher—yes
Steve Kieffer—yes
Ruth Berglund—yes

Motion Carried

- D. Conditional Use Permit # 2024-CON-003 submitted by Garrett Williams on behalf of Metro Waste Authority. Metro Waste Authority is requesting a Conditional Use permit to allow for an access point and scale facility for the landfill.

Andrew Phillips was online to speak in regards to the road use agreement.

Director Salati noted that the road use agreement should be made part of the Conditional Use Permit.

Steve Kieffer moved to approve application 2024-CON-003 submitted by Metro Waste Authority with the condition that the road use agreement be approved by the Board of Supervisors and the County Engineer.

Seconded by Holly Kilstrom

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

Motion Carried

- E. Conditional Use Permit # 2024-CON-002 submitted by Carole Voss. Ms. Voss is requesting a Conditional Use permit to allow for self -service storage and outdoor storage of trailers, RVs, and boats.

Ruth Berglund moved to approve Conditional Use Permit # 2024-CON-002 submitted by Carole Voss.

Seconded by Steve Kieffer

Holly Kilstrom—yes

Steve Kieffer—yes

Ruth Berglund—yes

Sam Fisher—yes

Motion Carried

VII. UNFINISHED BUSINESS

A. None.

VIII. NEW BUSINESS

A. None

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

A. None

IX. ADJOURNMENT

Steve Kieffer moved to adjourn

Seconded by Holly

Holly Kilstrom—yes

Steve Kieffer—yes

Sam Fisher—yes

Ruth Berglund—yes

Respectfully submitted

Wanda Cox

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)**

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

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+1 312 626 6799 US (CHICAGO)

+1 929 205 6099 US (NEW YORK)