



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY DECEMBER 12, 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: Dennis Lynch, Steve Kieffer, Sam Fisher and Holly Kilstrom

ABSENT: Ruth Berglund

ALSO, IN ATTENDANCE:

II. APPROVAL OF MINUTES:

A. Approval of November 14, 2024

Steve Kieffer moved to approve the minutes

Seconded by Dennis Lynch

Voice vote—Unanimous

Motion Carried

III. APPROVAL OF AGENDA

Chairman Sam Fisher noted there had been a change to the agenda, the public hearing for Conditional Use Permit 2024-CON-009 submitted by Marni and Dusty Overland has been postponed.

Steve Kieffer moved to approve the amended agenda.

Seconded by Dennis Lynch

Voice vote—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)

Public Hearing opened at 5:32 p.m. by Chairman Sam Fisher

- A. Application for Conditional Use Permit # 2024-CON-009 submitted by Marni and Dusty Overland. The Overland's are requesting a Conditional Use Permit to allow for campground to be located at 1447 285th Ln.

Public Hearing Postponed.

- B. Application for Conditional Use Permit # 2024-CON-010 submitted by Titus Martin. Mr. Martin is requesting a Conditional Use Permit to allow for the construction and operation of a commercial greenhouse.

Titus Martin was present to answer questions in regards to the request. Chairman Sam Fisher asked if Martin had any additional comments, Martin had no further comments.

Chairman Sam Fisher next asked for any comments from Director Mike Salati.

Salati had no additional comments.

Steve Kieffer moved to close the public hearing at 5:33 p.m.

Seconded by Holly Kilstrom

Voice vote unanimous

Motion Carried

Steve Kieffer questioned the secondary entrance to the property.

Director Mike Salati noted the applicant had been in contact with the engineer's office. He noted there were regulations dealing with the separation of driveways.

Salati noted if the additional driveway were not approved Martin could use his existing driveway if necessary.

Dennis Lynch moved to approve Conditional Use Permit # 2024-CON-010 submitted by Titus Martin to allow for the construction and operation of a commercial greenhouse.

Seconded by Steve Kieffer

Holly Kilstrom—yes

Sam Fisher—yes

Steve Kieffer—yes

Dennis Lynch—yes

Motion Carried

C. Petition for Variance #2024-011 submitted by Tony Efkamp. Mr. Efkamp is requesting a variance to allow for an accessory structure on less than four acres of land.

Tony Efkamp was present to answer any questions the board members may have.

Chairman Sam Fisher asked Efkamp if he had any further comments, Efkamp did not.

Fisher asked if Director Mike Salati had any additional comments.

Director Mike Salati noted the Variance was to allow for an accessory structure on a property which is less than four acres in size. Salati noted a setback variance was not required due to the surrounding properties.

Dennis Lynch moved to close the public hearing at 5:39 p.m.

Seconded by Steve Kieffer

Voice vote unanimous

The board members discussed the request.

Steve Kieffer moved to approve Petition for Variance #2024-011 submitted by Tony Efkamp.

Seconded by Holly Kilstrom

Voice vote unanimous

Motion Carried

VII. UNFINISHED BUSINESS

A. None

VIII. NEW BUSINESS

A. None

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

A. Director Mike Salati noted this was Dennis Lynch's last meeting after 26 years of service. Mike noted Lynch's long service was much appreciated.

Discussion was held on a possible special meeting for the postponed application. It was determined the meeting would be held at its regular scheduled time due to the upcoming holidays.

X. ADJOURNMENT

Steve Kieffer moved to adjourn

Seconded by Dennis Lynch

Voice vote Unanimous

Motion Carried

Respectfully submitted

Wanda Cox

5:30 P.M. –VIA ELECTRONIC TELEPHONE CONFERENCE

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