



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY MARCH 13, 2025

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

I. OPEN MEETING AND ROLL CALL

Nate Cottington
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE Steve Kieffer , Sam Fisher and Holly Kilstrom

ABSENT: Nate Cottington and Ruth Berglund

ALSO, IN ATTENDANCE: Andrew Blaker, Carson Marlay, and Jordan Kramer

II. APPROVAL OF MINUTES:

A. Approval of February 13, 2025

Holly Kilstrom moved to approve the minutes

Seconded by Steve Kieffer

Voice vote—Unanimous

Motion Carried

III. APPROVAL OF AGENDA

Holly Kilstrom moved to approve the agenda

Seconded by Steve Kieffer

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 5:41 p.m. by Chairman Sam Fisher

- A. Application for Conditional Use Permit # 2025-CON-003 submitted by Seth Williams. Mr. Williams is requesting a Conditional Use Permit to allow for Agriculture implement vehicle sales and service to be located on Violet Ave ½ mile south of 330th St. (Parcel # 088225343100001).

Carson Marley with Sage Ag was present to speak in regards to the request. He stated they planned to build a farm shop on the property. Marley noted they did do some work for John Deere.

Jordan Kramer , general contractor discussed the location of the proposed structure stating the building would setback approximately 900' off the road.

Public Hearing closed at 5:36 p.m.

Chairman Sam Fisher asked for any comments from the board members of which there was none.

Steve Kieffer moved to approve Conditional Use Permit # 2025-003 based on the findings of facts.

Seconded by Sam Fisher

Voice vote -- unanimous

- B. Petition for Variance #2025-001 submitted by Andrew Blaker. Mr. Blaker is requesting a 20' front yard variance to allow him to build his home 15' from his north property line.

Andrew Blaker was present to speak in regards to the request. He stated they were planning to build a barndominium, he stated without the variance their home plan would not work. Blaker stated they would still be 35' from the edge of the gravel road.

Blaker stated the could not move the home to the west or to the south because of the ravine. He stated the home could not be moved to the east because that was a separate parcel.

Chairman Sam Fisher asked for any comments from the public which there were none.

Public Hearing closed by Chairman Sam Fisher at 5:40 p.m.

Fisher next asked for comments for the members of the Board of Adjustment.

Steve Kieffer noted the county engineer had no problems with the variance request.

Steve Kieffer moved to approve Petition for Variance # 2025-001 submitted by Andrew Blaker after consideration of the findings of fact.

Seconded by Sam Fisher

Voice vote—unanimous

VII. UNFINISHED BUSINESS

A. None

VIII. NEW BUSINESS

A. Election of Officers

Postponed until all members are present

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

A. None

X. ADJOURNMENT

Holly Kilstrom moved to adjourn

Seconded by Steve Kieffer

Voice vote Unanimous

Motion Carried

Respectfully submitted

Wanda Cox

