



## BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY NOVEMBER 13, 2025

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

### I. OPEN MEETING AND ROLL CALL

Nate Cottingham  
Steve Kieffer  
Ruth Berglund  
Sam Fisher  
Holly Kilstrom

**ATTENDANCE** Nate Cottingham, Holly Kilstrom and Steve Kieffer

**ABSENT:** Ruth Berglund and Sam Fisher

**ALSO, IN ATTENDANCE:** Tyson and Teresa Kuhl

### II. APPROVAL OF MINUTES:

A. Approval of September 25, 2025

Holly Kilstrom moved to approve the minutes

***Seconded by Nate Cottingham***

Voice vote—Unanimous

***Motion Carried***

### III. APPROVAL OF AGENDA

Holly Kilstrom moved to approve

***Seconded by Nate Cottingham***

Voice vote—Unanimous

### 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 5:33 p.m. by Vice Chairman Steve Kieffer

- A. Petition for a Variance # 2025-008 submitted by Tyson Kuhl. Mr. Kuhl is requesting a 25' rear yard variance which would allow him to build 10' from his east property line.

Vice-Chairman Steve Kieffer asked for any additional comments from the applicant of which there were none.

Vice-Chairman Steve Kieffer discussed the site plan and layout which had been submitted.

Public hearing closed by Vice-Chairman Steve Kieffer at 5:34 p.m.

Steve Kieffer noted the lot was unusual and had been divided prior to the applicant purchasing the lot. Kieffer discussed the findings of fact again noting the lot had been divided by a prior owner.

Director Mike Salati discussed the long lot on a corner which has two front yard setbacks. Salati noted there were other homes in the development with smaller side yard setbacks. Salati noted if it were not for the odd shape of the lot and the septic system the home could be built without a variance.

Nate Cottingham moved to approve Petition for Variance 2025-008 submitted by Tyson Kuhl to allow for the reduction of the rear yard setback which would allow him to build his home 10' from his east property line.

***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. None

**X. ADJOURNMENT**

Nate Cottingham moved to adjourn

***Seconded by Holly Kilstrom***

Voice vote—Unanimous

***Motion Carried***

Respectfully submitted

Wanda Cox