

BOARD OF ADJUSTMENT MEETING AGENDA
THURSDAY DECEMBER 11, 2025 5:30 P.M.
BOONE COUNTY COURTHOUSE, Planning and Development Office
201 STATE STREET, BOONE
PLEASE ENTER THROUGH THE EAST DOOR

I. OPEN MEETING AND ROLL CALL

Nate Cottington
Ruth Berglund
Steve Kieffer
Sam Fisher
Holly Kilstrom

II. APPROVAL OF MINUTES

A. November 13, 2025

III. APPROVAL OF AGENDA

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

V. CITIZENS COMMENTS ON ITEMS NOT ON THE AGENDA (ADDITIONS TO AGENDA)

VI. OPEN PUBLIC HEARINGS AND CONSIDERATION OF APPLICATION(S)

- A. Application for Conditional Use Permit # 2025-CON-012 submitted by Interstate Power and Light Company to allow for an Electrical Substation to be located at 295 G Ave, Pilot Mound, Ia.
- B. Petition for a Variance # 2025-009 submitted by Nicky Ludolph. Ms. Ludolph is requesting three variances to allow for the completion of a home and accessory which have been started prior to the issuance of a Non-Agricultural Zoning Permit. Ms Ludolph will need a 40.5' variance to allow for the home to remain 9.5' from the rear property line. Ludolph is also requesting a 9.9' variance to allow for the accessory structure to remain 5.1' from the rear property line and a 7.9' variance to allow the structure to remain 7.18' from the side property line.
- C. Petition for a Variance # 2025-VAR-010 submitted by Jennifer Davies. Ms. Davies is requesting two side yard variances of 12' each to allow for the construction of a 60' x 72' pole building to be located 8' from both side property lines.

VII. UNFINISHED BUSINESS

A. None

VIII. NEW BUSINESS

A. None

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

A. None

X. ADJOURNMENT

You may also join the meeting by VIA ELECTRONIC TELEPHONE CONFERENCE
[HTTPS://US02WEB.ZOOM.US/J/89340521480?PWD=MLK0DEDMAWZFL2VCBVRP](https://us02web.zoom.us/j/89340521480?pwd=MLK0DEDMAWZFL2VCBVRP)
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[LUT09](#)

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