



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY NOVEMBER 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 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. 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. 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