

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY AUGUST 31 , 2026
5:30 P.M. – BOONE COUNTY COURTHOUSE

I. OPEN MEETING AND ROLL CALL

Eileen Westrum	Wayde Burkhart	Eric Crosman
Kay Rice	Monica Hanson	Mitch Wilkening
Adam Ostert	Mark Hansen	Julie Hinman

Present: Eileen Westrum, Kay Rice, Adam Ostert, Wayde Burkhart, Monica Hanson, and Mark Hansen

Absent: Eric Crosman and Mitch Wilkening

Others Present: Cathy Fincel, Gary Fincel, Gloria Backous, Bob Backous, Dand & Sue Duvick, Brad Burkhart, Hollee Herzberg, Mike Wilhite, Amy Wilhite, Marnie Overland, Dusty Overland, Rose Bielfelt, George Bielfelt, Vicki Pecenka, Joni Miller and Randy Cox

Meeting called to order by Monica Hanson at 5:30 p.m.

II. APPROVAL OF MINUTES

July 27, 2026

Eileen Westrum moved to approve the minutes as written

Seconded by Mark Hansen

Voice vote unanimous

Motion Carried

III. APPROVAL OF AGENDA

A. Adam Ostert moved to approve the agenda

Seconded by Kay Rice

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

Acting Chair Monica Hanson opened the public hearing at 5:34 p.m.

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

A. Application for Conditional Use Permit # 2026-CON-004 submitted by Brad Burkhart on behalf of Daniel & Susan Duvick. The Duvicks are wishing to have a private campground to be used by family and close personal friends only to be located at 1161 233rd St Boone, Ia.

Brad Burkhart was present to speak on behalf of his aunt and uncle, Dan and Susan Duvick. Duvick noted he would be handling any construction management or any work being done at the property.

Mr. Burkhart stated they had just been made aware of a petition being filed shortly before the meeting.

Burkhart stated they had read through all of the concerns and wanted to express their sympathy for the disruption caused by previous campgrounds. He stated they too shared the same concerns.

Burkhart stated he wanted to explain what the land owners desires are for the property. He stated they wanted to maintain the natural beauty of the property to limit any construction they are people who value privacy and good neighbors.

Burkhart stated nature was their heart/passion. Burkhart stated the Duvicks' were drawn to the property because of its natural beauty and because of the trees on the property.

He stated the Duvicks' wanted to disturb as little as possible. Burkhart stated the name "camp ground" was unfortunate, he stated they literally just wanted to park their camper on their own property so that they can stay overnight to do some hiking and tree marking.

Duvick noted the prior owner had expressed the desire that the land not become a land development or divided in to residential building sites. He noted that was their desire also.

B. Application for Conditional Use Permit # 2026-CON-005 submitted by Joni Miller on behalf of Boone Christian Brotherhood. Boone Christian Brotherhood is requesting a Conditional Use Permit to allow for a private cemetery to be located at 1105 130th St Boone, Ia. (Near the new church building).

Seconded by Mark Hansen

Kay Rice—yes

Wayde Burkhart—yes

Monica Hanson—yes
Mark Hansen—yes
Eric Crosman

Motion Carried

I. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS

Scenic Valley Subdivision preliminary plat submitted by Dusty & Marni Overland

Mark Hansen moved to recommend Board of Supervisor approval the preliminary plat for Big Sky Properties.

Seconded by Kay Rice

Eric Crosman—yes
Mark Hansen—yes
Monica Hanson—yes
Wayde Burkhart—yes
Kay Rice—yes

Motion Carried

VIII. UNFINISHED BUSINESS

A. None

VII. NEW BUSINESS

A. Review of Urban Renewal Plan amendment

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. None

XI. ADJOURNMENT

Eileen Westrum moved to adjourn

Seconded by Kay Rice

Voice vote unanimous

Motion Carried

Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Wanda Cox, Secretary