



## BOARD OF ADJUSTMENT MEETING MINUTES

SEPTEMBER 12, 2019

5:30 P.M. – BOONE COUNTY COURTHOUSE, 1<sup>ST</sup> FLOOR CONFERENCE ROOM

201 STATE STREET, BOONE

PLEASE ENTER THROUGH THE EAST DOOR

### I. OPEN MEETING AND ROLL CALL

Amy Yoakum  
Dennis Lynch  
Steve Kieffer  
Ruth Berglund  
Sam Fisher

**ATTENDANCE:** Dennis Lynch, Ruth Berglund, Steve Kieffer, Amy Yoakum and Sam Fisher

**ABSENT:**

**ALSO IN ATTENDANCE:** Janis Anderson and Josh Zimmerman

### II. APPROVAL OF MINUTES:

August 8, 2019

Steve Kieffer moved to approve the minutes as written

*Seconded by Ruth Berglund*

Steve Kieffer—yes  
Ruth Berglund—yes  
Dennis Lynch—yes  
Amy Yoakum—yes  
Sam Fisher—yes

*Motion Carried*

### III. APPROVAL OF AGENDA:

Amy Yoakum moved to approve the agenda

*Seconded by Steve Kieffer*

Dennis Lynch—yes  
Ruth Berglund—yes  
Steve Kieffer—yes  
Amy Yoakum—yes  
Sam Fisher—yes

*Motion Carried*

**IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION**

- A. Sam Fisher stated he was the current property owner therefore had a conflict of interest. Sam turned the meeting over to Vice Chairman Steve Kieffer and dismissed himself.

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

- A. None

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

- A. Petition for Variance # 2019-003 submitted by Josh Zimmerman to allow for an accessory structure prior to the construction of a primary structure on less than four (4) acres as required by the Boone County Zoning Ordinance Section 4.15.01 #6. Mr. Zimmerman is wishing to build a 36' x 60' pole building to allow for the storage of materials for his future home.

Chairman Steve Kieffer first asked for comments from staff.

Director Mike Salati stated Zimmerman was wishing to build an accessory structure to be built prior to the home on a lot of less than four acres as required by the Boone County Zoning Ordinance. Salati stated Zimmerman was planning to build a home on the property therefore this would bring the property into compliance. Salati noted Zimmerman was wishing to use the building for storage of materials used in the construction of the home.

Vice Chairman Kieffer next asked for any comments from the applicant.

Josh Zimmerman noted he currently lived one half of a block away and stated he was wishing to build the building to store tools and equipment used in the construction of the home.

Vice Chairman Steve Kieffer next asked for any public comment of which there was none.

Kieffer next asked for any comments from the commission of which there was none.

Public hearing closed at 5:37 p.m. by Vice Chairman Steve Kieffer

Amy Yoakum moved to approve application # 2019-003 submitted by Josh Zimmerman to allow for construction of the accessory structure prior to the construction of the principle structure.

***Seconded by Ruth Berglund***

Ruth Berglund—yes  
Steve Kieffer—yes  
Amy Yoakum—yes  
Dennis Lynch—yes

***Motion Carried***

- B. Petition for Variance # 2019-001 submitted by Janis Anderson to allow for a tiny home to be located adjacent to her existing home at 1603 331<sup>st</sup> St, Madrid, Ia. Ms. Anderson is wishing to place a tiny home of 252 sq ft or larger on wheels on her property. The Boone County Zoning Ordinance Section 2.02.129 Definitions requires dwellings to be a minimum of 700 square ft and that they be placed upon a permanent foundation.

Public hearing opened by Chairman Sam Fisher at 5:39 p.m.

Fisher first asked for any comments from staff.

Director Mike Salati discussed the request. Salati noted Janis Anderson was actually requesting two variances. The first variance was requested to allow a home of 252 sq which does not meet the required 700 sq ft requirement to the Boone County Zoning Ordinance; the second variance was requested because her tiny home will not be placed on a permanent foundation also required by code. Salati noted the intended location was directly behind her existing home in the Reddish Addition.

Dennis Lynch questioned why a variance was required as the tiny home would be portable.

Salati noted it would not be considered a dwelling without the proposed variance he noted an RV was not an allowable dwelling and would not be allowed.

Chairman Sam Fisher questioned what type of septic tank would be allowable.

Director Salati noted due to the soil type an alternative system would be required.

Chairman Fisher also questioned how access would be gained to the property.

Salati noted either an easement or some type of access would need to be created.

Vice Chairman Steve Kieffer questioned whether this issue should be discussed first with the Board of Supervisors.

Salati noted the supervisors may wish to create a new district for tiny homes or may require conditional use permits for this type of use.

After further discussion the Board of Adjustment concluded the issue be tabled until which time the Board of Supervisors could be consulted.

Steve Kieffer moved to table the variance petition 2019-001 request until which time the Board of Supervisors could be consulted.

***Seconded by Ruth Berglund***

Amy Yoakum—yes  
Ruth Berglund—yes  
Dennis Lynch—yes  
Steve Kieffer—yes  
Sam Fisher—yes

***Motion Carried***

**VII. UNFINISHED BUSINESS**

A. None

**VIII. NEW BUSINESS**

A. None

**IX. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING**

Director's Report (Planning and Development Department) - None

**X. ADJOURNMENT**

Respectfully submitted,

Wanda Cox  
Secretary