



## BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY DECEMBER 10, 2020

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

[HTTPS://US02WEB.ZOOM.US/J/89340521480?PWD=MLK0dEdMAWZFL2VCbVRpM2xKYzN  
LUT09](https://us02web.zoom.us/j/89340521480?pwd=MLk0dEdMAWZFL2VCbVRpM2xKYzNLUt09)

MEETING ID: 893 4052 1480

PASSWORD: 325945

ONE TAP MOBILE

+13126266799,,89340521480#,,1#,325945# US (CHICAGO)

+19292056099,,89340521480#,,1#,325945# US (NEW YORK)

DIAL BY YOUR LOCATION

+1 312 626 6799 US (CHICAGO)

+1 929 205 6099 US (NEW YORK)

### I. OPEN MEETING AND ROLL CALL

Dennis Lynch  
Steve Kieffer  
Ruth Berglund  
Sam Fisher  
Holly Kilstrom

**ATTENDANCE:** Dennis Lynch, Steve Kieffer, Sam Fisher, and Holly Kilstrom

**ABSENT:** Ruth Berglund

**ALSO IN ATTENDANCE:**

### II. APPROVAL OF MINUTES:

November 12, 2020

Dennis Lynch moved to approve the minutes as written

*Seconded by Holly Kilstrom*

Dennis Lynch—yes  
Sam Fisher—yes  
Steve Kieffer—yes  
Holly Kilstrom—yes

*Motion Carried*

**III. APPROVAL OF AGENDA**

Dennis Lynch moved to approve the agenda

*Seconded by Holly Kilstrom*

Steve Kieffer—yes  
Holly Kilstrom—yes  
Dennis Lynch—yes  
Steve Kieffer—yes

*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

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

A. None

*Motion Carried*

**VII. UNFINISHED BUSINESS**

A. None

**VIII. NEW BUSINESS**

A. Janis Anderson tiny home proposal with Jeffrey M. Lamberti

Jeff Lamberti was present to speak to the board members. He noted Janice Anderson had first come to the board requesting a variance to locate her tiny home on the rear parcel of land which she owned. He noted this was not financially feasible.

Lamberti spoke in regards to Anderson combing her two parcels of land and then splitting them into two one-acre parcels He stated she would retain the parcel with the shop/garage which would be considered the primary residence and then the tiny home could be looked at as a granny flat.

Lamberti noted joining the two parcels and replatting the property would be costly. He stated they were proising dividing off the garage/outbuilding with approximating .65 acres and noting if the tiny home were approved they would be in favor of making this exception for Janice only through a deed restriction on the land.

Holly Kilstrom was first to speak stating there seemed to be a lot of loop holes for someone to jump through.

Dennis Lynch stated he believed that if the home were allowed the home should be allowed to stay. He noted it would create a problem to have a parcel with just the outbuilding.

Steve Kieffer spoke stating the tiny home was first approved for the lot which was not in the subdivision. He stated re-locating the tiny home into the subdivision opened up a lot of questions and concerns.

Holly Kilstrom didn't believe this would be an issue, stating if someone owned a home with a riding arena wanted to keep the home and sell the arena off separately she did not believe this would be a problem.

Dennis Lynch questioned whether Holly wanted to allow the tiny home to stay even after Janice Anderson was no longer living in it.

Holly stated she would like the home to be allowed, and that the variance go with the property like all other variances.

Dennis Lynch questioned whether any other variances would be required such as for setbacks.

Director Mike Salati noted the tiny home would require a variance for the size in addition to the lot size.

Holly Kilstrom stated the shop had a bedroom, bathroom and met the requirement for size.

Steve Kieffer questioned whether the new property owner could have first right of refusal for purchasing the additional .65 acres and shop at which time Janet Anderson no longer wished to live in the tiny home.

Holly Kilstrom noted if she were purchasing the home she would demand that clause be included in the contract.

Mike Salati stated he did not know that the garage/storage building was equipped with a bedroom and sewage treatment system.

Lamberti stated the shop was not liveable as it currently was but it was Anderson's intentions to make it liveable for her children when they were to come and visit.

Further discussion was held on the required lot size in the R-1 (Rural Residential) District.

Director Mike Salati noted the required lot size in the R-1 (Rural Residential) District was 10,000 ft if it were in the actual subdivision.

Sam Fisher noted the only variance which would be required was for the size of the home.

Sam Fisher also noted if the variance for home size were allowed the variance would go with the property just as any other prior variance.

Dennis Lynch questioned what would be required if an addition were to be built.

Director Mike Salati noted if an addition were to be added a variance would not be required as the tiny home would then comply with regulations.

Sam Fisher questioned whether the county attorney should first be consulted.

Mike Salati stated the County Attorney would be willing to answer questions the members may have. He also noted that a variance would not create a precedence.

Jeff Lamberti also noted legally no precedence would be set through a variance.

Director Mike Salati also noted the Board of Supervisors wished to deal with tiny homes through the variance process until at which time the Zoning Ordinance was up-dated and addressed them.

Dennis Lynch questioned the time frame in which Janis Anderson planned to move and sell the existing home.

Jeff Lamberti stated she would sell the home as soon as she could get a septic installed and Electric brought to the tiny home.

Dennis Lynch questioned whether 30 days would be enough time for all of the members to get answers to their questions.

Holly Kilstrom stated that should be plenty of time. Kilstrom noted tiny homes were here stating you couples couldn't afford to buy a 2,500 sq ft house. Kilstrom also noted there were real life consequences behind delay the decision. Stating she would want to me the variance request forward as quickly as possible.

Dennis Lynch questioned whether or not she had a home purchased.

It was stated that she did purchase a tiny home.

Holly Kilstrom stated she had seen the home and that it was not like a cardboard shack. She stated it would be a nice addition to the area.

Director Mike Salati noted a new application would be required.

Again discussion was held on the variances which would be required.

Dennis Lynch questioned whether a new driveway would be required.

Lamberti stated a driveway existed which serviced the shop.

## **VIII. DIRECTOR'S REPORT (PLANNING AND DEVELOPMENT DEPARTMENT)**

### **IX. ADJOURNMENT**

Holly Kilstrom moved to adjourn

*Seconded by Sam Fisher*

Dennis Lynch—yes

Sam Fisher—yes

Holly Kilstrom—yes

Steve Kieffer

Respectfully submitted

Wanda Cox