

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY AUGUST 30, 2021
5:30 P.M. –VIA ELECTRONIC TELEPHONECONFERENCE

HTTPS://ZOOM.US/J/99097810220?PWD=DENXUEZXY0VUMJJMDGxoZZNIRW1KQT09

MEETING ID: 990 9781 0220

PASSWORD: 846921

ONE TAP MOBILE

+13126266799,,99097810220#,,#846921# US (CHICAGO)

+19292056099,,99097810220#,,#846921# 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

Shawn Bryant

Kay Rice

Adam Ostert

Wayde Burkhart

Marilyn Jordan

Kim Houlding

Eric Crosman

Jan Danilson

Nathan Cottington

Present: Shawn Bryant, Kay Rice, Adam Ostert, Wayde Burkhart, Kim Houlding,
Jan Danilson, Nathan Cottington

Absent: Eric Crosman and Marilyn Jordan, Nathan Cottington

Also Present:

II. APPROVAL OF MINUTES

A. July 26, 2021

Kim Houlding moved to approve the minutes as written

Seconded by Jan Danilson

Shawn Bryant—yes

Kay Rice—yes

Wayde Burkhart—yes

Adam Ostert—yes

Kim Houlding—yes

Jan Danilson—yes

Nathan Cottington—yes

Motion Carried

III. APPROVAL OF AGENDA

Kay Rice moved to approve the agenda

Jan Danilson Seconded

Shawn Bryant—yes
Kay Rice—yes
Wayde Burkhart—yes
Adam Ostert—yes
Kim Houlding—yes
Jan Danilson—yes
Nathan Cottingham—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)

Vice Chairman Shawn Bryant opened the public hearing at 5:45 p.m.

- A. Application for Conditional Use Permit # 2021-005 submitted by Dustin Gorman. Mr. Gorman is requesting a Conditional Use Permit to allow for a wedding venue to be located at 1403 Oriole Rd Boone, Ia 50036. (Recommendation to Board of Adjustment)

Dustin Gorman was present to speak in regards to his request. Gorman explained the proposed layout for the venue. He stated they were first planning to build a pavilion. Gorman next discussed possible locations for the pavilion.

Shawn Bryant stated he did not have any issues with the proposal.

Bryant next asked for any comments or concerns from Director Mike Salati.

Director Mike Salati noted this use was allowed in the A-1 district with a Conditional Use Permit. Mike stated the Gorman's had been in contact with fire chief Dustin Adams in regards to fire code provisions and vehicle access.

Jan Danilson questioned whether the Gorman's still had their bed and breakfast and whether the wedding venue would be located at the same site.

Dustin Gorman stated they still had the bed and breakfast and that they would plan to rent the bed and breakfast along with the wedding venue.

Kim Houlding questioned the water supply.

Dustin Gorman stated they had a well.

Kim Houlding questioned how often the well water was testing.

Director Mike Salati noted the county did not enforce well testing.

Discussion was next held on what type of restroom facilities would be needed and what type of fire protection would be available.

Shawn Bryant asked for any comments from the Zoning Commission members.

Nathan Cottingham questioned whether there had been any input or concerns in regards to the proposal.

Director Mike Salati noted a couple of surrounding property owners had contacted the office but no concerns had been filed.

Jan Danilson questioned concerns from the neighbors to the south.

Gorman stated he had not received any concerns or complaints.

Kim Houlding questioned what the proposed hours would be.

Ms. Gorman stated the venue would close at midnight on weekends.

Shawn Bryant next asked for any public comment of which there were none.

Public Hearing closed by Vice Chairman Shawn Bryant.

Jan Danilson moved to recommend Board of Adjustment approval of Application for Conditional Use Permit # 2021-005 submitted by Dustin Gorman. Mr. Gorman is requesting a Conditional Use Permit to allow for a wedding venue to be located at 1403 Oriole Rd Boone, Ia 50036.

Seconded by Nathan Cottingham

Kim Houlding—yes
Jan Danilson—yes
Adam Ostert—yes
Kay Rice—yes
Shawn Bryant—yes

Motion Carried

- B.** Application for Conditional Use Permit # 2021-006 submitted by Adam Westlake. Mr. Westlake is requesting a Conditional Use Permit to allow for Outdoor storage of boats, recreational vehicles and automobiles to be located at 2239 229th Pl, Ames, Ia. (Recommendation to the Board of Adjustment)

Director Mike Salati first explained a layout of the property and where the proposed storage would be located.

Vice-Chairman Shawn Bryant next asked if there were any public comments

Kim Adams an adjoining neighbor discussed lighting concerns and light pollution.

Director Salati questioned what Adams address was.

Kim Adams stated she lived at 2230 228th Pl. She questioned what type of barriers would be put in.

Adam Westlake next discussed the proposed sketch. He stated it would be a contractor type building similar to the surrounding properties. He stated he was wanting to have an outdoor storage area for boats and recreational vehicles. He stated he did not plan to have a lot of lighting.

Westlake noted they planned to just have an aggregate type of material for the parking / storage area.

Kim Adams was glad to hear they would not have a lot of lighting.

Public hearing closed at 6:09 p.m.

- C. Jan Danilson moved to recommend Board of Adjustment approval of Conditional Use Permit # 2021-006 submitted by Adam Westlake to allow for Outdoor storage of boats, recreational vehicles and automobiles to be located at 2239 229th Pl, Ames, Ia.

Seconded by Kay Rice

Shawn Bryant—yes
Kay Rice—yes
Wayde Burkhardt—yes
Adam Ostert—yes
Kim Houlding—yes
Jan Danilson—yes
Nathan Cottington-yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

- A. None

VIII. UNFINISHED BUSINESS

- A. None

IX. NEW BUSINESS

- A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

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

IX. ADJOURNMENT

- A. Meeting Adjourned

Respectfully submitted,

Wanda Cox