



## BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY JULY 13<sup>TH</sup>, 2023

5:30 P.M. – BOONE COUNTY COURTHOUSE, 4<sup>TH</sup> FLOOR CONFERENCE ROOM  
201 STATE ST, BOONE, IA 50036

### I. OPEN MEETING AND ROLL CALL

Dennis Lynch  
Steve Kieffer  
Ruth Berglund  
Sam Fisher  
Holly Kilstrom

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

**ABSENT:** Dennis Lynch and Ruth Berglund

**ALSO, IN ATTENDANCE:** Craig VanBrocklin, Danny Monge, and Kevin Porter

### II. APPROVAL OF MINUTES:

A. Approval of June 9, 2023 minutes

Holly Kilstrom moved to approve the minutes

*Seconded by Steve Kieffer*

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

*Motion Carried*

### III. APPROVAL OF AGENDA

Steve Kieffer moved to approve the agenda

*Seconded by Holly Kilstrom*

Holly Kilstrom—yes  
Steve Kieffer—yes  
Sam Fisher—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. Application for Conditional Use Permit #2023-003 submitted by Caroline Casler of Apex Clean Energy. Apex Clean Energy is wishing to erect and ADLS Tower (Aircraft Detection Light System) on property owned by Shirley Sealine located at the intersection of 110<sup>th</sup> St and R Ave, Boone, Ia 50036. The ADLS tower would allow the wind turbine lights to be off until aircraft are approaching at which time the radar would signal the lights on the turbines to turn on.

Public Hearing opened by Chairman Sam Fisher @ 5:34 p.m.

Danny Monge, representing Apex Clean Energy was present to speak and answer any questions the committee member or public may have.

Chairman Sam Fisher questioned the height of the proposed tower.

Mr. Monge stated the tower would be 138 feet.

Fisher questioned whether the tower would need any lighting of it's own.

Monge noted it would be connected to electricity. Monge noted the tower's light would turn on with the wind mills when aircraft is detected in the area.

Chairman Sam Fisher next asked for any public comments or comments from the board members.

Holly Kilstrom moved to approve application for Conditional Use Permit #2023-003 submitted by Caroline Casler of Apex Clean Energy to allow for an ADLS tower to be located on property owned by Shirley Sealing.

***Seconded by Steve Kieffer***

Sam Fisher—yes

Steve Kieffer—yes

Holly Kilstrom—yes

***Motion Carried***

B. Petition for Variance #2023-005 submitted by Craig Van Brocklin. Mr. Van Brocklin Is requesting a 5' side yard variance to allow for the construction of a 14' x 30' accessory structure to be located at 1285 Pullman Pl, Boone, Ia 50036.

Public Hearing opened @ 5:37 by Chairman Sam Fisher.

Kevin Porter noted he represented the homeowners association and building committee he stated he was concerned that the home owners were required to get approval from the county when they lived in a private development with private roads.

Director Mike Salati noted the County Zoning Ordinance applied to every property in rural Boone County. He stated Permits were required to build in the subdivision and they were still required to get septic permits from Boone County.

Chairman Sam Fisher next asked for any comments of which there were none.

Holly Kilstrom moved to approve Petition for variance #2023-005 submitted by Craig Van Brocklin to allow for a a 14' x 30' accessory structure to be located 5ft from his side property line.

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

*Motion Carried*

**VII. UNFINISHED BUSINESS**

A. None.

**VIII. NEW BUSINESS**

A. None

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

A. None

**IX. ADJOURNMENT**

Respectfully submitted

Wanda Cox

**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)**