



BOARD OF ADJUSTMENT MEETING MINUTES

SEPTEMBER 13, 2018

5:30 P.M. – BOONE COUNTY COURTHOUSE, 1ST 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: Amy Yoakum, Steve Kieffer, Dennis Lynch, and Ruth Berglund

ABSENT: STEVE KIEFFER

ALSO IN ATTENDANCE: Jim Heckman, Mark & Michelle Wyrick and Nick Coleman

II. APPROVAL OF MINUTES:

August 16, 2018

Yoakum moved to approve the minutes, Lynch seconded to approve the minutes as submitted. Motion was carried Unanimous.

III. APPROVAL OF AGENDA:

Yoakum moved to approve the agenda, seconded by Lynch, motion was carried unanimously.

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 # 2018-059 submitted by Nick Coleman to allow for allow for the construction a 7,200 sq ft building which will be used for agricultural seed sales and storage in the T-A1 (Transitional Agricultural) District. The proposed agricultural seed sales building will be located in the NW ¼ of the SW ¼ of Section 4 in Marcy Township.

Discussion was held on the proposed application.

Director Mike Salati noted this was a 3 step process. He stated the applicant first had to apply for a land division. Upon approval of the land division the land would next need to be rezoned from A-1 (Agriculture Conservation) to TA-1 (Transitional Agriculture) to allow for a lot of less than 35 acres in an area with a CSR greater than 61.

Once the property had been rezoned the applicant would next need to obtain a Conditional Use Permit to allow for the Agricultural Seed Sales and Storage in the TA-1 District.

Dennis Lynch moved to approve the Conditional Use Permit application 2018-059 submitted by Nick Coleman to allow for an Agricultural Seed Sales and storage building in the TA-1 district.

Seconded by Sam Fisher

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

Motion carried

- B. Petition for Variance Application # 2018-003 submitted by Mark Wyrick. Mark Wyrick is wishing to build a 36' x 48' assessor structure 25' from his front property line. The required setback for an accessory structure in the A-1 (Agriculture Conservation) District is 50'.

Chairman Sam Fisher asked for any comments from Director Mike Salati.

Salati noted Wyrick was wishing to construct a 36' x 48' accessory on his property. Salati noted there were three reasons Wyrick could not comply with the required setbacks for the A-1 (Agriculture Conservation) District.

Salati first noted the road right of way was extra wide in front of the Wyrick property. Salati also noted there was a ravine to the rear of the Wyrick property and mature trees to the west of his home which he wished to save.

Chairman Sam Fisher questioned whether the adjacent property owners had been notified.

Planning staff noted public hearing notices had been sent to the neighboring property owners within 700' and that it had been published in the paper.

Chairman Sam Fisher noted there were neighboring properties on which structures were actually much closer.

Public hearing closed by Chairman Sam Fisher

Amy Yoakum moved to approve application # 2018-003 Submitted by Mark Wyrick to allow for the construction of a 36' x 48' accessory building to be built 25' from the public right of way.

Seconded by Dennis Lynch

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

Motion Carried

- C. Petition for Variance application 2018-004 submitted by Ogden Telephone Company. The applicant is requesting a variance to allow for the construction of an 11.5' x 20' building within the required 50' front yard setback. They are requesting a 35' variance which would allow them to build the structure 15' from the front property line.

Discussion was held on the proposed variance.

Director Mike Salati stated the proposed construction was for equipment for cable television and telephone equipment.

Chairman Sam Fisher asked for any comments from Director Salati.

Salati stated he had no further comments.

Public Hearing closed by Chairman Sam Fisher.

Dennis Lynch moved to approve application 2018-004 submitted by Ogden Telephone Company to allow for the construction of a 11.5' x 20' building to be constructed 15' from the front property line.

Seconded by Sam Fisher

Dennis Lynch—yes
Amy Yoakum—yes
Ruth Berglund—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