



## BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY SEPTEMBER 9, 2021

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

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LUT09](https://us02web.zoom.us/j/89340521480?pwd=MLk0dEdMAWZFL2VCbVRpM2xKYzNLUt09)

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### I. OPEN MEETING AND ROLL CALL

Dennis Lynch  
Steve Kieffer  
Ruth Berglund  
Sam Fisher  
Holly Kilstrom

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

**ABSENT:** Ruth Berglund and Steve Kieffer

**ALSO IN ATTENDANCE:** Adam Westlake

### II. APPROVAL OF MINUTES:

August 12, 2021

Dennis Lynch moved to approve the minutes as written

*Seconded by Holly Kilstrom*

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

*Motion Carried*

**III. APPROVAL OF AGENDA**

Agenda approved as written

Holly Kilstrom moved to approve the agenda as written

*Seconded by Dennis Lynch*

Dennis Lynch—yes

Sam Fisher—yes

Holly Kilstrom—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 # 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.

Applicant was not present to speak in regards to request.

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 229<sup>th</sup> Pl, Ames, Ia.

Chairman Sam Fisher opened the public hearing at 5:35 p.m. Fisher first asked for any additional comments from the applicant Adam Westlake.

Adam Westlake noted they were planning to put up a contractor building with a parking lot behind the building which he played to utilize as storage for recreational vehicles. He believed the use would fit well in the proposed location.

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

Salati stated he did not have any additional comments in regards to the request.

Chairman Sam Fisher asked for a motion to close the public hearing.

Holly Kilstrom moved to close the public hearing.

*Seconded by Dennis Lynch*

Dennis Lynch—yes

Holly Kilstrom—yes  
Sam Fisher—yes

***Motion carried***

Dennis Lynch questioned whether Westlake had plans to fence in the storage area.

Westlake stated they did not plan to fence in the area in the beginning however in time he may enclose the area with chain link fence.

Westlake noted he used Arlo security cameras on other commercial properties which he currently owned.

Dennis Lynch moved to approve Conditional Use Permit #2021-006 submitted by Adam Westlake to allow for outdoor storage of recreational vehicles in the C-1 (Commercial) District.

***Seconded by Holly Kilstrom***

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

***Motion Carried***

Chairman Sam Fisher next opened the public hearing for the request for Conditional Use Permit submitted by Dustin Gorman.

Chairman Sam Fisher first asked for any public comment of which there was none.

Fisher next asked for a motion to close the public hearing.

Dennis Lynch moved to close the public hearing

***Seconded by Holly Kilstrom***

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

***Motion carried***

Holly Kilstrom noted more information was needed in order to approve the Conditional Use Permit.

Chairman Sam Fisher stated he agreed. Fisher had concerns with plans for a septic system he also noted the proposal showed parking which would accommodate up to 80 cars which would allow for approximately 300 people but yet they had no set plans for restroom facilities. Fisher also spoke in regards to the narrow driveway and was concerned with cars entering and leaving the event center.

Holly stated because the applicant was not present she did not feel they could move forward with the request.

Director Mike Salati noted the applicant would be required to meet fire code regulations. He noted access to the property would need to be acceptable to the fire department for the facility.

Again more discussion was held on the need for additional information and additional input from the applicant.

Holly Kilstrom moved to table application # 2021-005 submitted by Dustin Gorman until further information may be obtained.

***Seconded by Dennis Lynch***

Holly Kilstrom—yes

Sam Fisher—yes

Dennis Lynch—yes

***Motion Carried***

**VII. UNFINISHED BUSINESS**

A. None

**VIII. NEW BUSINESS**

A. None

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

**IX. ADJOURNMENT**

Respectfully submitted

Wanda Cox