

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY JANUARY 27, 2025
5:30 P.M. – BOONE COUNTY COURTHOUSE

I. OPEN MEETING AND ROLL CALL

Eileen Westrum	Wayde Burkhart	Eric Crosman
Kay Rice	Monica Hanson	Jan Danilson
Adam Ostert	Mark Hansen	Julie Hinman

Present: Eileen Westrum, Kay Rice, Mark Hansen, Monica Hanson, Eric Crosman, Jan Danilson

Absent: Adam Ostert, Wayde Burkhart and Julie Hinman

Others Present: Jeremy Paul, Weston Zrust, Valerie Zrust Lori Dobson, Red Dobson, Stephanie Paul, Derek Temple, Korey Marsh, Maggie Stone, Richard Darby, Katie Darby, and Ann Darby

II. APPROVAL OF MINUTES

A. November 25, 2024

Jan Danilson moved to approve the minutes as written

Seconded by Eileen Westrum

Jan Danilson—yes
Kay Rice—yes
Eric Crosman—yes
Eileen Westrum—yes
Mark Hansen—yes
Monica Hanson—yes

Motion Carried

III. APPROVAL OF AGENDA

Jan Danilson moved to approve the agenda

Seconded by Monica Hanson

Jan Danilson—yes
Monica Hanson—yes
Kay Rice—yes
Eric Crosman—yes

Eileen Westrum—yes

Mark Hansen—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 # 2025-CON-002 submitted by Katie Darby. Ms. Darby is requesting a Conditional Use Permit to allow for a camp ground to be located at 1066 Lamb Ln, Boone, Ia 50036.

Public Hearing opened by Chairman Eric Crosman at 5:38 p.m.

Katie Darby was present to speak in regards to the request. Darby stated they had recently purchased 87 acres at the end of Lamb Lane. She stated they were proposing three two-bedroom two- bathroom cabins which would be rented out. She stated the main focus of the property was to allow people to come in and enjoy the environment. She stated this would not be a hunting lodge.

Darby noted they would be drilling their own well.

Ann Darby stated they wanted to be good neighbors.

Chairman Eric Crosman next asked for comments from Director Mike Salati.

Salati noted the action for the night was a recommendation onto the Board of Adjustment. Salati discussed the proposed site plan noting of the 6 building sites they would be choosing 3. Salati also noted there would be a storm shelter built under one of the cabins for everyone to use.

Crosman next asked for public comment.

Valerie Zrust was first to speak. She stated when she had first spoken to the Darbys the plan was for two cabins and now they were planning three cabins and a lodge. She was concerned about the Darby's changing their mind and wanting to build a small town.

Zrust stated she was concerned with noise stating they did not work a 9 to 5 job.

She was concerned with disruptive behavior. She questioned how the renters would be screened.

Zrust also stated she was concerned with vandalism and trespassing.

Zrust stated one of the main reasons they had purchased their home was due to the peace, quiet and seclusion. She stated having the rental cabins down there would take that away from them.

Zrust also spoke in regards to increased traffic on the gravel road and property values.

Jeremy Paul was next to speak. He was concerned with the fact that they were on a dead-end gravel road, he questioned whether a risk assessment had been done.

Stephanie Paul too stated she was concerned with safety and traffic. Paul was worried about the lodge and how big it would be. She stated she liked her peace and quiet and didn't want the extra traffic or extra people out there.

Lori Dobson was concerned with infrastructure and emergency services. She stated the road was not going to hold up to the traffic.

Maggie Stone was concerned with the railroad and fire safety. She stated there was not place to get enough water to fight a fire.

Red Dobson also spoke. He stated that the road would not hold up to extra traffic and that it barely held up to the traffic which was on it now. Dobson was also concerned with the lodge and the possibility of events being held there.

Chairman Eric Crosman asked for any further comments of which there were none.

Katie Darby addressed the neighbors' concerns. She stated they wanted to protect everyone's safety.

Darby stated the most they would ever build would be three cabins and a small lodge. She stated the cabins would be built over a long period of time.

Darby stated RVs were not allowed neither were private tents outside of the cabins. Darby also noted daytime visitors could not exceed the occupancy of the cabin.

Further discussion was held on the proposal.

Ann Darby stated they really wanted to share the property because of the beautiful views. She stated they wanted to share it.

Chairman Eric Crosman closed the public hearing at 6:10 p.m.

Crosman next asked for comments from the Zoning Commission members.

Monica Hanson questioned whether the people in Logansport had well water.

It was noted the water was a private line that ended on the north side of the tracks.

Mark Hansen questioned whether they had received written approval from the fire chief or emergency services.

Katie Darby stated she had tried many times to speak with him. She stated she did not currently have anything in writing from him except for an e-mail which stated there had to be a 26' access.

Director Mike Salati stated the application had been automatically referred to the fire chief. He noted the review and comments came back automatically if there were any concerns. He stated it was not a requirement in the Zoning Ordinance that there be an approval from the fire chief.

Mark Hansen questioned the length of the rental.

Katie Darby stated they would love it if people thought of this as their family vacation spot. She stated they planned to require a two day minimum and that they did not foresee renting to anyone for more than a week.

Eileen Westrum questioned whether ATVs were allowed.

Darby noted that was prohibited along with fireworks, shooting of weapons or hunting.

Chairman Crosman next asked for a motion.

Mark Hansen moved to recommend Board of Adjustment approval of application for Conditional Use Permit # 2025-CON-002 submitted by Katie Darby.

Seconded by Eileen Westrum

Jan Danilson—yes

Kay Rice—yes

Eileen Westrum—yes

Monica Hanson—yes

Mark Hansen—yes

Eric Crosman—yes

Motion Carried

- B.** Petition for Rezoning #2025-001 submitted by Spraytec Inc. Spraytec Inc. is wishing to rezone approximately 53.18 acres of land from A-1 (Agriculture Conservation) to A-2 (Agriculture Business) to allow for a fertilizer warehouse and sales building.

Corey Marsh and Derek Temple of Schneider and Associates were present to discuss the request. They stated the request was to rezone approximately 53 acres of land to allow for fertilizer plant/ warehouse.

The plans included a 60,000 sq ft building which would be located in the north west corner of the property. Marsh noted the rest of the property maybe used for test plots.

Further discussion was held on the request.

Chairman Crosman next asked for comments from the Planning staff.

Director Salati had no additional comments.

Chairman Crosman next asked for any public comments of which there were none.

Public hearing closed by Chairman Eric Crosman at 6:29 p.m.

The Zoning Commission members deliberated.

Chairman Crosman next asked for a motion.

Monica Hanson moved to recommend Board of Supervisor approval of Petition for Rezoning #2025-001 submitted by Spraytec Inc.

Seconded by Jan Danilson

Eileen Westrum—yes

Kay Rice—yes

Jan Danilson—yes

Eric Crosman—yes

Mark Hansen—yes

Monica Hanson—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS

A. None

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. Director's Report (Planning and Development Department)

None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

a. None

XI. ADJOURNMENT

Monica Hanson moved to adjourn

Seconded by Eileen Westrum

Kay Rice—yes

Mark Hansen—yes

Eileen Westrum—yes

Nathan Cottingham—yes

Jan Danilson—yes

Eric Crosman—yes

Monica Hanson—yes

Motion Carried

Respectfully submitted,

Wanda Cox, Secretary