

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY FEBRUARY 24, 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: Adam Ostert, Wayde Burkhart, Monica Hanson, Eric Crosman and Julie Hinman

Absent: Eileen Westrum, Kay Rice, Mark Hansen, and Jan Danilson

Others Present: Jordan Kramer, Carson Marlay, Seth Williams, Ruth Evans and Allen Evans

II. APPROVAL OF MINUTES

A. January 27, 2025

Wayde Burkhart moved to approve the minutes as written

Seconded by Adam Ostert

Voice vote unanimous

Motion Carried

III. APPROVAL OF AGENDA (ADD DISCUSSION OF ZONING ORDINANCE AMENDMENTS)

Adam Ostert moved to approve the agenda with the addition of discussion of Zoning Ordinance Amendments

Seconded by Wayde Burkhart

Voice vote unanimous

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-003 submitted by Seth Williams. Mr. Williams is requesting a Conditional Use Permit to allow for Agriculture implement vehicle sales and service to be located on Violet Ave ½ mile south of 330th St. (Parcel # 088225343100001).

Public Hearing opened by Chairman Eric Crosman at 5:37 p.m.

Seth Williams was present to speak in regards to the request. Williams stated he wanted to build a farm shop on the property. Williams stated he farmed in both Boone county and in southern Iowa and that the shop would allow him to bring his equipment to one spot.

Williams stated he did some work for John Deere doing add on kits for sprayers. Williams stated throughout the year they would probably work on 75 to 100 sprayers.

Chairman Crosman next asked for comments from Director Mike Salati.

Director Salati noted the request was for Conditional Use permit to allow for Agriculture implement vehicle sales and service. Salati stated additional uses would be for William's farm shop and a dwelling unit. He stated the action on the agenda was for a recommendation onto the Board of Adjustment.

Chairman Eric Crosman next asked for public comments.

Ruth Evans was first to speak. Evans was concerned with additional traffic.

Williams noted the building was not open to the public. Williams stated there would only be two employees.

Evans questioned the location of the building.

Further discussion was held on the request.

Chairman Eric Crosman closed the public hearing at 5:46 p.m.

Wayde Burkhart moved to recommend Board of Adjustment approval of the application.

Seconded by Adam Ostert

Julie Hinman—yes

Adam Ostert—yes

Wayde Burkhart—yes

Monica Hanson—yes

Eric Crosman—yes

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS

A. None

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. Discussion of Zoning Ordinance Amendments

B. Election of Officers

Adam Ostert moved to nominate the current Chairman and Vice-Chairman to a second term.

Seconded by Monica Hanson

Voice vote unanimous

Motion carried (Eric Crosman will continue as Chairman, Wayde Burkhart will continue as Vice-Chairman.

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. None

XI. ADJOURNMENT

A. Wayde Burkhart moved to adjourn

Seconded by Adam Ostert

Voice vote unanimous

Motion Carried

Respectfully submitted,

Wanda Cox, Secretary