

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY APRIL 28, 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, Monica Hanson, Mark Hansen, Jan Danilson and Julie Hinman

Absent: Adam Ostert, Wayde Burkhart, Eric Crosman and Jan Danilson

Others Present: Terry, Mia, and Elyse Montang, Lisa Hunt, Deb Malek, Velma and Tony Pankey and Andrew Tulp

II. APPROVAL OF MINUTES

A. March 31, 2025

Eileen Westrum moved to approve the minutes as written

Seconded by Kay Rice

Voice vote unanimous

Motion Carried

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

Kay Rice moved to approve the agenda

Seconded by Eileen Westrum

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)

Public Hearing opened at 5:38 p.m. by acting Chairman Monica Hanson

- A. Petition for Rezoning # 2025-004 submitted by United Equipment Accessories Inc. United Equipment Accessories Inc. is wishing to rezone property located at 2176 232nd Ln, Ames, Ia 50014 from C-1 (General Commercial) to I-1 (Industrial District) to allow for a small-scale manufacturing and assembly facility.

Lisa Hunt from United Equipment Accessories was present to speak in regards to the request. She stated they were planning to open a new location she stated they were a family owned company out of Waverly Ia. Hunt also noted they had another operation in Dayton, Nv.

Acting Chair-person Monica Hanson next asked for comments from Mike Salati, Zoning Director. Salati noted the action before the board was a recommendation on the zoning change from C-1 to I-1, the recommendation was to the Board of Supervisors.

Chair-person Hanson next asked for public comments of which there were none.

Eileen Westrum questioned what United Equipment Accessories would be manufacturing.

It was noted they manufactured slip rings and reeling devices, things that turn.

Westrum next asked how many people would be employed.

It was stated they would employ between 10 and 15 people initially and within three years approximately 25 full time people.

Public Hearing closed by acting chair-person Monica Hanson at 5:40 p.m.

Eileen Westrum moved to recommend Board of Supervisor approval of application # 2025-004 submitted by United Equipment Accessories Inc. United Equipment Accessories Inc. is wishing to rezone property located at 2176 232nd Ln, Ames, Ia 50014 from C-1 (General Commercial) to I-1 (Industrial District) to allow for a small-scale manufacturing and assembly facility.

Tony Pankey of 2194 232nd Pl had a question.

Public hearing re-opened by acting chair Monic Hanson at 5:41 p.m.

Pankey questioned whether his property would be included in the rezoning.

It was stated it was only the property at 2176 232nd Ln which would be rezoned.

Discussion was held on the rezoning request, it was stated the rezoning would not affect the neighboring properties.

Public hearing closed again by Monica Hanson at 5:44 p.m.

Seconded by Kay Rice

Julie Hinman—yes
Jan Danilson—yes
Mark Hansen--yes
Monica Hanson—yes
Kay Rice—yes
Eileen Westrum—yes

Motion carried.

- B.** Application for Conditional Use Permit # 2025-CON-004 submitted by Mia & Terry Montang. The Montangs are requesting a Conditional Use Permit to allow for an Event Venue to be located at 750 S Ave, Boone, Ia 50036.

Public Hearing opened by acting chair-person Monic Hanson at 5:50 p.m.

Terry Montang was first to speak. Montang stated they had been before the board previously when they were working on their Bed and Breakfast. Montang stated the inn was done and ready to go. He stated they were a family run place.

Montang noted they were not building a new structure but converting the cattle shed into the venue. He stated they planned to hold weddings, graduations, class reunions and church events. He stated they were a small operation.

Montang also noted they had built a deck which met all ADA requirements. He noted the proposed bathrooms would be to the south.

Further discussion was held on the venue, parking and capacity of the venue.

Mia Montang noted they would finalize the occupancy with the fire chief.

Director Mike Salati noted the Zoning Commission would be making a recommendation onto the Board of Adjustment for the Conditional Use Permit.

Public Hearing closed my acting chair-person Monica Hanson.

Monica Hanson next asked for a motion.

Kay Rice moved to recommend approval of application for Conditional Use Permit # 2025-CON-004 submitted by Mia & Terry Montang. The Montangs are requesting a Conditional Use Permit to allow for an Event Venue to be located at 750 S Ave, Boone, Ia 50036.

Julie Hinman—yes
Jan Danilson—yes
Mark Hansen—yes
Eileen Westrum—yes
Kay Rice—yes
Monica Hanson

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS

A. None

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. Rescheduling May meeting

XI. ADJOURNMENT

A. Julie Hinman moved to adjourn

Seconded by Jan Danilson

Voice vote unanimous

Motion Carried

Respectfully submitted,

Wanda Cox, Secretary