

**BOONE COUNTY ZONING COMMISSION MINUTES**  
**MONDAY DECEMBER 8, 2025**  
**5:30 P.M. – BOONE COUNTY COURTHOUSE**

**I. OPEN MEETING AND ROLL CALL**

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

Present: Eileen Westrum, Kay Rice, Monica Hanson, Mark Hansen, Mitch Wilkening, and Eric Crosman

Others Present: Online: Jake McLaughlin, Rodney Myers, Emily Digman and KWBG

**II. APPROVAL OF MINUTES**

**A. July 28, 2025**

Eileen Westrum moved to approve the minutes as written

*Seconded by Mark Hansen*

Voice vote unanimous

*Motion Carried*

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

Kay Rice moved to approve the agenda

*Seconded by Mitch Wilkening*

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 5:37 p.m. by Chairman Eric Crosman

- A.** Application for Conditional Use Permit # 2025-CON-012 submitted by Interstate Power and Light Company to allow for an Electrical Substation to be located at 295 G Ave, Pilot Mound, Ia 50223.

Rodney Myers was present to speak in regards to the request. He stated ITC was converting their 34.5 KV transmission lines to a 69 KV which would render the old substation obsolete.

Director Mike Salati discussed the map for the project.

Chairman Eric Crosman next asked for any public comments.

Jake McLaughlin of Haverkamp farms, an adjoining property owner was first to speak. McLaughlin stated they were aware of the project and would cooperate.

Crosman asked for any additional public comment of which there was none.

Crosman next asked for any further comments from planning staff.

Salati noted he had no further comments.

Public Hearing closed by Chairman Eric Crosman at 5:41 p.m.

Chairman Crosman next asked for any comments from the Zoning Commission members.

Mitch Wilkening questioned whether there would be any footings which would affect field tiles in the area.

Director Mike Salati pulled up a map on Beacon and noted the county tiles crossed the property at the south east corner noting they would not be affected by the development.

Eileen Westrum questioned how close the substation was to residence.

Monica Hanson stated it was ¼ of a mile away.

Further discussion was held on the proposed substation.

Chairman Eric Crosman next asked for a motion.

- B.** Mark Hansen recommended Board of Adjustment approval of Conditional Use Permit # 2025-CON-012 submitted by Interstate Power and Light Company to allow for an Electrical Substation to be located at 295 G Ave, Pilot Mound, Ia 50223.

*Seconded by Mitch Wilkening*

Eileen Westrum—yes  
Kay Rice—yes  
Monic Hanson—yes  
Mark Hansen—yes  
Mitch Wilkening —yes  
Eric Crosman—yes

*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. None

**XI. ADJOURNMENT**

Mitch Wilkening moved to adjourn

*Seconded by Mark Hansen*

Voice vote unanimous

*Motion Carried*

Respectfully submitted,

Wanda Cox, Secretary