

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY JANUARY 26, 2026
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, Adam Ostert, Wayde Burkhart, Monica Hanson, Mark Hansen, Eric Crosman, Mitch Wilkening, and Julie Hinman

Absent:

Others Present: Randy Johnson, Karen Johnson, Krista Rasmussen, Allen Olson, Anton Olson, Nate Nerem, Jayme Unga, Shawne Unga, Erick Johnson, Chris Saunders, Teresa Davenport, Jacob Saunders, Debby Johnson, Richard Johnson and Emily Kohnke

II. APPROVAL OF MINUTES

A. December 8, 2025

Eileen Westrum moved to approve the minutes as written

Seconded by Mitch Wilkening

Voice vote unanimous

Motion Carried

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

Julie Hinman moved to approve the agenda

Seconded by Kay Rice

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. Petition for Rezoning # 2025-009 submitted by Jayme Ungs. Mr. Ungs is wishing to rezone Approximately 17.16 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential to allow for 5-lot residential subdivision. (Parcel # 088327112200011 & # 08832712300002)

Public Hearing Opened at 5:40 p.m. by Chairman Eric Crosman

Jayme Ungs was first to speak. Ungs stated they were wishing to rezone two parcels of land to rural residential to allow for residential dwellings. Ungs stated he was not wishing to make a subdivision, but wanted to create 5 lots.

Ungs stated all lots would have access to the existing roads. Ungs noted they still needed to figure out the water situation.

Chairman Eric Crosman next asked for any comments from Zoning Administrator Mike Salati.

Mike Salati discussed the zoning of the properties. He stated with the current zoning a single-family home could be built on each of the two existing parcels. Salati next spoke in regards to the future land use map. Salati stated the future land use map showed the proposed zoning for the northern property was R-1 rural residential while the southern parcel was to remain A-1 agriculture conservation.

Salati noted the action in front of the Zoning Commission was for a recommendation to the Board of Supervisors. Salati also noted an amendment to the comprehensive plan would be required if the southern parcel were to be rezoned to rural residential.

Randy Johnson was next to speak. Johnson stated he was the vice-president of the Marcy farmers waterline. Johnson stated the proposed development bordered his property.

Johnson stated in 2024 he met with Mr. Ungs to discuss the sale of the property formerly owned by his mother-in-law. Johnson stated he had asked Ungs if he intended to build house on the property and Ungs stated he planned to farm it.

Johnson next discussed water supply in the area. He stated Coal Valley would not supply the water. He stated they would have to be voted in to get access to Marcy farmers waterline. Johnson noted they currently had low water pressure problems without adding additional lines.

Chris Saunders stated he was the treasurer for the Marcy County water line. Saunders questioned how much additional traffic would be created.

Eric Crosman stated that would be a question for the county engineer.

Randy Johnson stated he had spoken to the county engineer and that he would not recommend it.

Debbie Johnson stated she had two concerns, she stated there were two very sharp corners on the road. She too was concerned with additional traffic.

Emily Kohnke was next to speak. Kohnke stated her husband was President of the Marcy farmers water line and that she was the secretary. She too was concerned with the condition of the road and increased traffic.

Jake Saunders too was concerned with increased traffic and water supply. He didn't want to see the land taken away from farming.

Further discussion was held on the zoning and the proposed zoning in the future land use map.

Public Hearing closed by Chairman Eric Crosman at 5:55 p.m.

Chairman Crosman asked for final comments from Mr. Ungs.

Jamie Ungs stated he appreciated all the comments. Ungs stated there were things that they were still looking at. He stated his intention was to continue to farm the ground but wanted to have the ability for future use plans.

Chairman Crosman asked for any comments from the Zoning Commission.

Monica Hanson questioned whether the applicant would need to come back to the commission once the water and access issues had been addressed.

Director Mike Salati noted issues of the driveways and water would be handled administratively at the time a Zoning Permit was issued.

Wayde Burkhart questioned if the drilling of a well was prohibited on the property.

Salati stated it could be served by private wells.

Randy Johnson stated his father-in-law had drilled two wells on the property which were only good for about a year and that the water was bad.

Eric Crosman was concerned with using too much of the prime farm ground.

Eileen Westrum questioned the difference between a minor and major subdivision.

Director Mike Salati stated a minor subdivision was 5 lots or less and a major was more than 5.

Kay Rice brought up the engineers comments about driveway access. She stated this would complicate the land being divided further. Rice believed it may be premature to rezone the property as there were many unanswered questions.

Adam Oster stated those issues would be addressed at the preliminary plat.

Salati stated that was correct.

Chairman Eric Crosman next called for a motion.

Wayde Burkhart moved to table the application until further investigation on driveways and water supply have been addressed.

Seconded by Monica Hanson

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

Motion Carried

- B.** Petition for Rezoning # 2025-011 submitted by Anton Olson. Mr. Olson is wishing to rezone approximately 10.99 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential) to allow for 10-lot residential subdivision. (Parcel # 088226264400002)

Public Hearing opened by Chairman Eric Crosman at 6:17 p.m.

Anton Olson was first to speak. Olson stated he had gotten approval from both the DNR and DOT. Olson noted the City of Madrid was working on the annexation of the development.

Further discussion was held on the annexation process.

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

Crosman next asked for any closing statements from Director Mike Salati.

Salati noted Mr. Olson was working with the DOT on access. Salati noted the Commissions action was a recommendation onto the Board of Supervisors.

Adam Ostert questioned whether the access would be paved.

Director Salati stated it would be required to be built to county standards but would remain a private road.

Public Hearing closed by Eric Crosman at 6:18 p.m.

Crosman next asked for a motion.

Mark Hansen moved to recommend Board of Supervisors approval of the application.

Seconded by Julie Hinman

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

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS

A. Ironwood Acres Plat 1

VIII. UNFINISHED BUSINESS

A. None

IX. NEW BUSINESS

A. Election of officers

Eric Crosman was voted in to remain serving as Chairman

Wayde Burkhart was voted to continue as Vice Chairman

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. None

XI. ADJOURNMENT

Adam Ostert moved to adjourn

Seconded by Wayde Burkhart

Voice vote unanimous

Motion Carried

Respectfully submitted,

Wanda Cox, Secretary