

**BOONE COUNTY ZONING COMMISSION MINUTES**  
**MONDAY MARCH 30, 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, Eric Crosman

Absent: Mark Hansen, Mitch Wilkening, and Julie Hinman

Meeting called to order by Chairman Eric Crosman at 5:30 p.m.

**II. APPROVAL OF MINUTES**

**A. February 23, 2026**

Eileen Westrum moved to approve the minutes as written

*Seconded by Monica Hanson*

Voice vote unanimous

*Motion Carried*

**III. APPROVAL OF AGENDA**

Monica Hanson 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)**

- A.** Application for Conditional Use Permit # 2026-CON-002 submitted by Mia & Terry Montang. The Montangs are requesting a Conditional Use Permit to allow for a private burial site to be located at 750 S Ave, Boone, Ia 50036

Terry Montang was first to speak in regards to the request. Montang stated they were wishing to have a burial site for their family and possibly close family members.

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

Director Salati noted the action for tonight was for a recommendation to the Board of Adjustment for a conditional use permit for a private cemetery.

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

Public Hearing closed at 5:38 p.m.

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

Wayde Burkhart questioned whether the site would be on the county website.

Terry Montang stated it would not.

Burkhard discussed concerns for future sales.

Montang noted the private burial site would be noted in the abstract.

Chairman Crosman asked for any further comments of which there were none. Crosman next asked for a motion.

Adam Ostert moved to recommend Board of Adjustment approval of application 2026-CON-002.

### ***Seconded by Kay Rice***

Eileen Westrum—yes

Kay Rice—yes

Adam Ostert—yes

Wayde Burkhart—abstained from voting

Monica Hanson—yes

Eric Crosman—yes

### ***Motion Carried***

- B.** Petition for Rezoning # 2026-001 submitted by Matthew Shriver. Mr. Shriver is wishing to rezone approximately 4.34 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential) to allow for a residential subdivision. (Parcel # 088326084100009)

Public Hearing opened by Chairman Eric Crosman at 5:43 p.m.

Matt Shriver was first to speak in regards to the request. Shriver stated they were wishing to rezone the property for a possible future subdivision.

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

Director Salati stated the action was for a recommendation onto the Board of Supervisors.

Chairman Crosman next asked for any public comment.

Steve Jones of 1368 Nook Pl was first to speak. Jones stated the 1.5 acre lot size was a little smaller than the average size of the existing subdivision. He stated they were present to learn a little more on what was going to happen and how it would impact them.

Jones stated he would like to get some information on the drainage. He noted the property was a flat piece of land and the drainage ran through his piece of property and onto neighboring properties.

Jones noted the gravel road was an issue but that was up to engineers to design.

Paul Blyth of 1354 Nook Pl also discussed the drainage saying it currently was manageable but he had concerns with additional houses being built. He was concerned with the devaluation of their property stating they didn't know what kind of houses would be built there stating a home which recently sold was over \$500,000.

Blyth was also concerned with additional traffic.

Lori Blyth was next to speak. Blyth stated 231<sup>st</sup> Rd was not in the greatest shape. She was concerned with additional construction traffic. She was concerned with the degradation of Nook Pl.

Crosman asked for any further comments of which there was none.

Crosman asked for a statement from the planning staff.

Director Mike Salati stated the proposal was for 3 lots. He stated the setbacks in the R-1 district were a 35' front and rear yard. He stated the Boone County Storm Water Management standards required drainage calculations and engineered plans occur if there is a disturbance of more than one acre. Salati noted a single- family dwelling was an exception.

Wayde Burkhart questioned whether there were ditches around the property.

Matthew Shriver indicated there was a ditch on the east property line. Shriver also noted there was a ditch on the west property line.

Discussion was held on future septic system requirements.

Public Hearing closed by Chairman Eric Crosman at 6:01 p.m.

Crosman next asked for comments from the Zoning Commission members.

Eileen Westrum questioned what the ground was currently used for.

Shriver noted it was being used for a little farm operation.

Chairman Eric Crosman questioned water supply.

Matthew Shriver indicated there were two options. He stated Xenia water was at 231<sup>st</sup> Rd. He also stated a private well was an option.

Chairman Crosman stated having three house may be a little tight.

Wayde Burkhart stated he wasn't concerned with the 1.5 acre lot size and that he had seen a lot less with septic and drainage.

Monica Hanson noted 3 properties on Nook Pl were about an acre and a half.

Chairman Eric Crosman questioned whether Shriver was open to selling the entire parcel to one buyer.

Shriver stated they weren't trying to sell any of the proposed parcels. He stated they were not looking to sell the property soon. He stated he was interested in putting up a building on the property.

Further discussion was held on the rezoning and what was allowed in the two separate zoning districts. (A-1 & R-1)

Adam Ostert moved to recommend Board of Supervisors approval of application 2026-001 submitted by Matthew Shriver to rezone approximately 4.34 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential).

Eileen Westrum—yes

Kay Rice—yes

Adam Ostert—yes

Wayde Burkhart—yes

Monica Hanson—yes

Eric Crosman—no

***Motion Carried***

**VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS**

- A. None

**VIII. UNFINISHED BUSINESS**

- A. None

**VIII. NEW BUSINESS**

- A. Amendments to Zoning Ordinance section 8.13.04 to add requirements for engineering review of storm water management plan at applicant's expense. (Recommendation to the Board of Supervisors)

Director Mike Salati discussed the proposed changes which would require a developer to pay for storm water review when development is in a drainage district.

Wayde Burkhart moved to recommend Board of Supervisors approval .

*Seconded by Adam Ostert*

Eric Crosman—yes  
Monica Hanson—yes  
Wayde Burkhart—yes  
Adam Ostert—yes  
Kay Rice—yes  
Eileen Westrum—yes

*Motion Carried*

**X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING**

A. None

**XI. ADJOURNMENT**

Eileen Westrum moved to adjourn

*Seconded by Monica Hanson*

Voice vote unanimous

*Motion Carried*

Meeting adjourned at 6:29 p.m.

Respectfully submitted,

Wanda Cox, Secretary