

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY MAY 18, 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: Wayde Burkhart, Monica Hanson, Mark Hansen, Eric Crosman and Kay Rice

Absent: Eileen Westrum, Adam Ostert, and Mitch Wilkening

Others Present: Jacob Kraayenbrink, Mark Hanson, Mark Chasey, Jake Kraayenbrink and Betty Kraayenbrink.

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

II. APPROVAL OF MINUTES

A. March 30, 2026

Mark Hansen moved to approve the minutes as written

Seconded by Kay Rice

Voice vote unanimous

Motion Carried

III. APPROVAL OF AGENDA

Mark Hansen moved to approve the agenda

Seconded by Monic Hanson

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

Chairman Eric Crosman opened the public hearing at 5:35 p.m.

VI. OPEN PUBLIC HEARING(S) AND CONSIDERATION OF APPLICATION(S)

- A.** Petition for Rezoning # 2026-003 submitted by Greg Broussard on behalf of Blue Sky Properties. Mr. Broussard is wishing to rezone approximately 28.91 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential to allow for 3 lot residential subdivision. (Parcel # 088425011250081)

Mark Hanson was present to speak in regards to the request. Hanson stated the property had been a berry field for approximately 15 years.

Hanson stated they had owned the ground since 2007 and had sold a portion of the land to Blue Sky Properties.

Mark Hanson stated they had planned to include the ground in the original development.

Hanson stated the berries had not been a profitable situation.

Hanson stated they could actually put 14 lots on the ground but stated he did not believe that would be beneficial to the neighborhood. Hanson stated they decided to just create 3 lots.

Mark Hanson stated the lots would range in size from 8 ½ acres to 10 /2 acres. Hanson stated the development would be covered by the existing Buck Hill covenants.

Chairman Eric Crosman next asked for comments from the planning staff.

Director Mike Salati noted the infrastructure already existed.

Salati stated there were two things on the agenda one of which was a recommendation to the Board of Supervisors on the proposed zone change. Salati noted the second item was consideration of the preliminary plat.

Chairman Eric Crosman next asked for any public comment.

Jake Kraayenbrink 2388 170th St was first to speak. Kraayenbrink wanted to be sure everyone knew he currently operated an agricultural manufacturing business in the area. He did not want that to become an issue.

Kraayenbrink noted it was his first time at a meeting and he wanted to know what was happening and the process involved. Kraayenbrink noted he wanted it to be a good neighborhood.

Property owner Mark Hanson questioned Kraayenbrink's concerns.

Kraayenbrink was concerned the business may make too much noise. Kraayenbrink questioned whether a final decision would be today.

Chairman Eric Crosman noted a recommendation would be made to the Board of Supervisors who would make the final decision.

Director Mike Salati noted additional public hearing would be held before the Board of Supervisors.

Kraayenbrink noted his property taxes would go up because of the neighborhood he was a part of. Kraayenbrink also had questions in regards to fire coverage in the area.

Further discussion was held on fire coverage in the area.

Mark Chasey 681 Xenon was also in attendance. Chasey stated he had been told that area would not be developed but would stay in berries. Chasey stated the reason he had purchased the lot he did was due to the view.

Chasey stated he wanted to be a good neighbor and had been happy with everything over the past five years.

Chairman Eric Crosman next asked for any closing statement from the applicant.

Mark Hanson stated the property had always been a part of the development. Hanson stated they could develop more lots but felt this would be best for the surrounding home owners.

Chairman Crosman next asked for any closing statement of Director Mike Salati.

Director Mike Salati discussed the current and the proposed zoning of the property. Salati noted in the current zoning district (A-1) animals were allowed. Salati stated if the property were rezoned to R-1 animals would be prohibited.

Public hearing closed by Chairman Eric Crosman at 6:02 p.m. by Chairman Eric Crosman.

- A. Crosman next asked for any discussion from the Zoning Commission. Petition for Rezoning # 2026-003 submitted by Greg Broussard on behalf of Blue Sky Properties. Mr. Broussard is wishing to rezone approximately 28.91 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential to allow for 3 lot residential subdivision. (Parcel # 088425011250081)

Wayde Burkhart questioned the water pressure at Buck Hills noting Xenia rural water recently built a tower on the farm progress site.

Mark Hanson stated the water pressure had been pretty good.

Director Mike Salati stated there were two actions to be made at the meeting. The first action was a recommendation to the Board of Supervisors and the second motion was a recommendation to the Board of Supervisors on the preliminary plat.

Wayde Burkhart moved to recommend Board of Supervisors approval of Petition for Rezoning # 2026-003 submitted by Greg Broussard on behalf of Blue Sky Properties. Mr. Broussard is wishing to rezone approximately 28.91 acres of land from A-1 (Agriculture Conservation) to R-1 (Rural Residential to allow for 3 lot residential subdivision. (Parcel # 088425011250081)

Seconded by Mark Hansen

Kay Rice—yes
Wayde Burkhart—yes
Monica Hanson—yes
Mark Hansen—yes
Eric Crosman

Motion Carried

II. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS

A. Buckhill Subdivision – 5th Addition

Mark Hansen moved to recommend Board of Supervisor approval the preliminary plat for Big Sky Properties.

Seconded by Kay Rice

Eric Crosman—yes
Mark Hansen—yes
Monica Hanson—yes
Wayde Burkhart—yes
Kay Rice—yes

Motion Carried

VIII. UNFINISHED BUSINESS

A. None

VII. NEW BUSINESS

A. None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. None

XI. ADJOURNMENT

Mark Hansen moved to adjourn

Seconded by Wayde Burkhart

Voice vote unanimous

Motion Carried

Meeting adjourned at 6:05 p.m.

Respectfully submitted,

Wanda Cox, Secretary