

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY JULY 27, 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, Wayde Burkhart, Monica Hanson, Eric Crosman, and Mitch Wilkening

Absent: Kay Rice, Adam Ostert, and Mark Hansen

Others Present: Craig & Kathy Leaf

Meeting called to order by Acting Chair Monica Hanson at 5:30 p.m.

II. APPROVAL OF MINUTES

A. June 29, 2026

Eileen Westrum moved to approve the minutes as written

Seconded by Mitch Wilkening

Voice vote unanimous

Motion Carried

III. APPROVAL OF AGENDA

A. Wayde Burkhart 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

Acting Chair Monica Hanson opened the public hearing at 5:36 p.m.

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

- A.** Petition for Rezoning #2026-006 submitted by Craig Leaf. Mr. Leaf is wishing to rezone approximately 27.3 acres of land from I-1 (Industrial) to A-1 (Agriculture Conservation) to allow for a new residential dwelling to be located at 894 J Ave, Boone, Ia.

Acting Chair Monica Hanson asked for any comments from Craig Leaf the applicant.

Craig Leaf stated he had read the application and believed everything had been answered on the application.

Chair Monica Hanson next asked for any comments from Planning Director Mike Salati.

Director Salati stated the case was quite simple. Salati stated the property owned by Leaf had been industrially zoned at the time zoning was implemented. Salati stated a saw mill had previously been on the property but had been discontinued.

Salati stated the applicant wished to rezone the property to A-1 to allow for a new residence on the property. Salati also noted the zone change was in conformance with our comprehensive development plan.

Salati noted the boards act was for a recommendation to the Board of Supervisors to allow for the rezoning from I-1 to A-1. (Agriculture Conservation)

Acting Chair Monica Hanson closed the public hearing and asked for any comments from the Zoning Commission members of which there was none.

Chair Monica Hanson next asked for a motion.

Eileen Westrum moved to recommend BOS approval of the application #2026-006 submitted by Craig Leaf. Mr. Leaf is wishing to rezone approximately 27.3 acres of land from I-1 (Industrial) to A-1 (Agriculture Conservation) to allow for a new residential dwelling to be located at 894 J Ave, Boone, Ia.

Seconded by Mitch Wilkening

Mitch Wilkening—yes

Eric Crosman—yes

Monica Hanson—yes

Wayde Burkhart—yes

Motion Carried

I. CONSIDERATION OF SUBDIVISION PLAT APPLICATIONS

- A.** None

VIII. UNFINISHED BUSINESS

- A.** None

VII. NEW BUSINESS

- A.** Review and recommendation of Zoning Ordinance # 172 adding language to Section 3.24 Building Setback

Director Mike Salati stated the proposed ordinance was prompted by the Board of Supervisors because of a dwelling which was built in the wrong place and was currently in the courts.

The proposed ordinance would require property corners to be verified and inspected by the planning office if the setback of the building proposed is within twice of the listed setback.

Salati noted the action was a recommendation onto the Board of Supervisors to add language to section # 172.

Discussion was held on the proposed amendment.

Mitch Wilkening moved to recommend BOS approval of the proposed amendment # 172.

Seconded by Wayde Burkhart

Eileen Westrum—yes
Wayde Burkhart—yes
Monica Hanson—yes
Eric Crosman—yes
Mitch Wilkening—yes

Motion Carried

B. Designating location for posting of Zoning Commission meeting agenda

Director Mike Salati stated there was a law passed by the state legislature that requires public meeting agendas to be posted somewhere accessible 24 hours 7 days a week. Salati noted the agenda was posted on social media and the counties website.

Salati noted the BOS had designated the south door of the Courthouse as the official posting location. He stated each board would have to designate a location once each year.

Eileen Westrum moved to designate the south door as the official posting location.

Seconded by Mitch Wilkening

Voice vote—unanimous

Motion carried

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

A. None

XI. ADJOURNMENT

A. Wayde Burkhart moved to Adjourn

Seconded by Mitch Wilkening

Voice vote unanimous

Motion Carried

Meeting adjourned at 6:05 p.m.

Respectfully submitted,

Wanda Cox, Secretary