



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY SEPTEMBER 17, 2026 5:30 P.M.

5:30 P.M. – BOONE COUNTY COURTHOUSE, 4TH FLOOR CONFERENCE ROOM
201 STATE ST, BOONE, IA 50036

I. OPEN MEETING AND ROLL CALL

Nate Cottington
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE: Nathan Cottington, Steve Kieffer and Holly Kilstrom

ABSENT: Ruth Berglund and Sam Fisher

ALSO, IN ATTENDANCE: Ian Pieper

II. APPROVAL OF MINUTES:

A. August 13, 2026

Nathan Cottington moved to approve the minutes

Seconded by Holly Kilstrom

Voice vote—Unanimous

Motion Carried

III. APPROVAL OF AGENDA

Nate Cottington moved to approve

Seconded by Holly Kilstrom

Voice vote—Unanimous

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 5:32 p.m. by Acting Chairman Steve Kieffer

- A. Petition for a Variance # 2026-VAR-003 submitted by Skyler Lundberg. Mr. Lundberg is requesting a variance from Section 3.18.01 which states no accessory building shall be constructed upon a lot until the construction of the principal building has commenced unless the property is four acres or more in size. Mr. Lundberg is wishing to build a '42' x 80' shed with living quarters on his property which is 2.03 acres in size. (Parcel # 088526101400003) Lundberg is also requesting a variance to section 4.04.02 – 1f which requires residences shall be separated from existing CAFO's as required under IAC 567-65.

Skyler Lundberg was present to answer any question the Board of Adjustment may have.

Planning Director Mike Salati noted Mr. Lundberg was requesting two variances on the property. One variance to allow for the construction of an accessory structure prior to the principal structure on a property less than 4 acres in size. Mr. Lundberg was also requesting a variance for the required setback from a CAFO which has been discontinued since 2022.

Vice Chair Steve Kieffer stated the staff report was very well put together.

Kieffer asked for any comments from the board members.

Holly Kilstrom stated she did not.

Nate Cottingham stated they need to look at the findings of fact.

Chairman Kieffer next asked for a motion

Holly Kilstrom moved to approve variance # 2026-VAR-003 submitted by Skyler Lundberg

Seconded by Nathan Cottingham

Voice vote—Unanimous

Motion carried

- ~~B. Application for Conditional Use Permit # 2026-CON-004 submitted by Brad Burkhart on behalf of Daniel & Susan Duvick. The Duvicks are wishing to have a private campground to be used by family and close personal friends only to be located at 1161-233rd St Boone, Ia.~~ **Application withdrawn.**

- C. Application for Conditional Use Permit # 2026-CON-005 submitted by Joni Miller on behalf of Boone Christian Brotherhood. Boone Christian Brotherhood is requesting a Conditional Use Permit to allow for a private cemetery to be located at 1105 130th St Boone, Ia. (Near the new church building).

Vice Chairman Steve Kieffer asked for any comments from the applicant.

Joni Miller stated he had no further comments.

Kieffer next asked for comments from the board members.

Nathan Cottington stated the staff report was good, Cottington questioned whether there had been any comments from the public

Director Mike Salati noted the office had received two comment in favor of the request. Salati also noted the Zoning Commission members had recommend approval of the Conditional Use Permit.

Kieffer noted it was a very straight forward application. He stated the findings of fact were very clear. Kieffer questioned whether there was adequate parking.

Salati noted the church had plenty of parking.

Nathan Cottington moved to approve Conditional Use Permit # 2026-CON-005 submitted by Joni Miller on behalf of Boone Christian Brotherhood. Boone Christian Brotherhood is requesting a Conditional Use Permit to allow for a private cemetery to be located at 1105 130th St Boone, Ia. (Near the new church building).

Seconded by Holly Kilstrom

Nate Cottington—yes

Holly Kilstrom—yes

Steve Kieffer—yes

Motion Carried

VII. UNFINISHED

- A. None

VIII. NEW BUSINESS

- A. None

IX. DIRECTOR'S REPORT (PLANNING AND DEVELOPMENT DEPARTMENT)

- A. None

X. ADJOURNMENT

Nate Cottingham moved to adjourn at 5:45 p.m.

Seconded by Holly Kilstrom

Voice vote—Unanimous

Motion Carried

Respectfully submitted

Wanda Cox