

BOONE COUNTY ZONING COMMISSION MINUTES
MONDAY JUNE 28, 2021
5:30 P.M. –VIA ELECTRONIC TELEPHONECONFERENCE

[HTTPS://ZOOM.US/J/99097810220?pwd=DENxUEZxY0VUMjJmDGxoZzNIRW1KQT09](https://zoom.us/j/99097810220?pwd=DENxUEZxY0VUMjJmDGxoZzNIRW1KQT09)

MEETING ID: 990 9781 0220

PASSWORD: 846921

ONE TAP MOBILE

+13126266799,,99097810220#,,#846921# US (CHICAGO)

+19292056099,,99097810220#,,#846921# US (NEW YORK)

DIAL BY YOUR LOCATION

+1 312 626 6799 US (CHICAGO)

+1 929 205 6099 US (NEW YORK)

I. OPEN MEETING AND ROLL CALL

Shawn Bryant

Kay Rice

Adam Ostert

Wayde Burkhart

Marilyn Jordan

Kim Houlding

Eric Crosman

Jan Danilson

Nathan Cottingham

Present: Shawn Bryant, Wayde Burkhart, Marilyn Jordan, Eric Crosman, Nathan Cottingham

Absent: Kay Rice, Adam Ostert and Jan Danilson

Also Present:

II. APPROVAL OF MINUTES

A. March 29, 2021

Marilyn Jordan moved to approve the minutes as written

Seconded

Motion Carried

III. APPROVAL OF AGENDA

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)

Vice Chairman Shawn Bryant opened the public hearing at 5:35 p.m.

- A. Application for Conditional Use Permit # 2021-002 submitted by George Klesel. Mr. Klesel is requesting a Conditional Use Permit to allow for mini storage / self-storage in the C-1 (Commercial) District. Klesel is planning to build a 48' x 80' pole building which he plans to rent storage area for large motor homes, boats and recreational vehicles.

Shawn Bryant next asked for any comments from the public wishing to comment on the proposed application.

Kim Adams stated she was just wanting more information in regards to the request. Adams questioned what type of lighting would be put in. She was also concerned with what type of buffer would be used to divide the commercial district from the residential district. She also noted she was concerned with any additional runoff coming into her pasture.

Vice-Chairman Shawn Bryant next asked for comments from Director Mike Salati in regards to Ms. Adams concerns.

Director stated the planned building would be a multi-use building. He stated the building would be used for Mr. Klesel's own business and that the additional space would be rented out. Salati noted the use would be very similar to self-service storage / mini storage.

Salati noted the lot itself was over 760 ft in length, noting the building would be located on 229th Pl. He noted the building would be over 250 ft from the nearest residential use. He did not believe a buffer would be required.

Salati noted the building would only be 25' from the property line excluding right of way.

Director Salati next asked for comments from George Klesel in regards to plans for the north part of the lot.

George Klesel noted he did not currently have plans for the back half of the property. Klesel noted the building would face east and stated there would be lighting above each overhead door. Klesel did not believe the lighting should be an issue for her.

Klesel noted the water run off would be going to the north.

Kim Adams asked at what point a barrier would be required.

Salati noted a buffer maybe required if there were to be another building constructed on the north half of the lot.

Director Salati noted he would be happy to send Kim Adams a copy of the proposal.

Wayde Burkhart questioned the hours of operation.

Klesel stated he would not have regular hours of operation as the storage would be self-serve. Noting there would be a keypad which would give renters access to the building.

Shawn Bryant next discussed the fact that the proposed storage would mainly be used by his Friends.

Wayde Burkhart moved to close the public hearing

Marilyn Jordan seconded

Motion Carried

Nathan Cottington moved to recommend Board of Adjustment approval of the request for Conditional Use # 2021-002 submitted by Georg Klesel

Seconded by Marilyn Jordan

Shawn Bryant next asked for a voice vote.

All in Favor

Motion carried

- B.** Application for Conditional Use Permit # 2021-003 submitted by Matthew J Vobr on behalf of Xenia Rural Water. Xenia Rural water is requesting the Conditional Use Permit to allow for a 500,000-gallon water tower to be located in a C-1 (Commercial) District.

There was not an applicant present to speak in regards to the request there for the request was tabled.

Wayde Burkhart moved to table the request.

Seconded by Marilyn Jordan

Motion Carried

VII. CONSIDERATION OF SUBDIVISION PLAT APPLICATION

- A.** None

VIII. UNFINISHED BUSINESS

- A.** None

IX. NEW BUSINESS

- A.** None

X. REPORT OF ZONING ADMINISTRATOR AND DIRECTOR OF PLANNING

- A.** Director's Report (Planning and Development Department)
None

IX. ADJOURNMENT

- A.** Meeting Adjourned

Marilyn Jordan moved to adjourn

Seconded by Wayde Burkhart

Motion Carried

Respectfully submitted,

Wanda Cox