



# HARDIN COUNTY

## Zoning Department

JESSICA SHERIDAN | ZONING ADMINISTRATOR  
1215 EDGINGTON AVE  
ELDORA, IA 50627  
641.849.7372  
JSHERIDAN@HARDINCOUNTYIA.GOV

### Hardin County Board of Adjustment Thursday, November 8, 2018 6:00 PM, Hardin County Engineer's Office

#### *Meeting Minutes*

**6:00 PM – Meeting called to order.**

**Roll call:** Ben Speck, Roger Sutton, Les Raisch, and James Sweeney were all present. Deb Crosser was absent.

Barry Anderson (Austin Powder Company), Daniel Sterk (Austin Powder Company), Chuck Palmcook (Austin Powder Company), Chad Skinner (FTC Tower Company), Jane Knutson (Iowa Falls Airport), and Kevin Knutson were also present.

**Agenda approval:** Les made a motion to approve the agenda, Ben seconded, motion passed.

**Minutes approval:** Les made a motion to approve the minutes from last meeting, James seconded, motion passed.

**6:05 PM – Roger opened the public hearing for the Austin Powder Company conditional use permit application.**

**Public hearing:** Barry Anderson and Chuck Palmcook gave a presentation about the company. Some people who may be employed at the site are a salesman, a clerk, a location manager, blasters, and laborers/truck drivers. They expect to start with 5 or 6 (local) employees and, depending on how the site does, employee up to 15 to 18 (local) employees. James Sweeney inquired as to whether the containment for fertilizer is sufficiently sized to hold a load fill if a valve were to fail. Barry answered that the material is not water soluble, and that while the containment will hold some material it is not full secondary containment. Another concern from James was the drainage tile (and potentially the fiber optic cable) which runs along the road west of the property. He was concerned about the weight of loads the company would be carrying. Austin Powder answered that they shouldn't be using the west road for access to the site. They will really only be using CO Hwy S27 for transport and access. Another concern was an evacuation plan, which the company says they always have in place in case of emergency. It was suggested that the company contact the Radcliffe and Buckeye fire chiefs to educate them on the site, etc.

**6:39 PM – Roger closed the public hearing for the Austin Powder Company condition use permit application.**

**Decision on application:** Les made a motion to approve Austin Powder's conditional use permit application and allow them to build a "magazine site", contingent upon approval of rezoning from Agricultural to Manufacturing, Ben seconded, motion passed.

**6:40 PM – Roger opened the public hearing for the FTC Tower Company application for a conditional use permit (Buckeye).**

**Public hearing:** Chad Skinner addressed some questions from last meeting. As soon as the tower reaches maximum height, the tower will be lit. Jane Knutson asked why the new application said the tower will be 199' instead of 195'. Chad says the actual tower is only 195', but that they add a 4' lightning rod.



# HARDIN COUNTY

## Zoning Department

JESSICA SHERIDAN | ZONING ADMINISTRATOR  
1215 EDINGTON AVE  
ELDORA, IA 50627  
641.849.7372  
JSHERIDAN@HARDINCOUNTYIA.GOV

**6:43 PM – Roger closed the public hearing for the FTC Tower Company application for a conditional use permit (Buckeye).**

**Decision on application:** James made a motion to approve the FTC Tower Company conditional use permit application for the Buckeye tower site, Les seconded, motion passed.

**6:44 PM – Roger opened the public hearing for the FTC Tower Company application for a conditional use permit (Hubbard).**

**Public hearing:** No discussion.

**6:44 PM - Roger closed the public hearing for the FTC Tower Company application for a conditional use permit (Hubbard).**

**Decision on application:** Ben made a motion to approve the FTC Tower Company conditional use permit application for the Hubbard tower site, Les seconded, motion passed.

**Other business:** None

**Adjournment:** Les made a motion to adjourn, James seconded, motion passed.

**Meeting adjourned at approximately 6:46 PM.**