REQUEST FOR CONDITIONAL USE PERMIT

COMPLETE ALL FIELDS AND ATTACH CHECKLIST – PLEASE PRINT LEGIBLY

$250 NON-REFUNDABLE APPLICATION FEE + COSTS

* 1. Ben Voeller
Print Name (Property Owner)

3250 E. Kemper Rd.
Address

Hallsville, MO 65255
City - State - Zip PHONE

Voeller3250@gmail.com
EMAIL ADDRESS 573-424-6855

Print Name (Potential Buyer/Lessee/Representative)

Address

City - State - Zip PHONE

EMAIL ADDRESS

* 2. LEGAL DESCRIPTION of land for which Conditional Use Permit application is made, including Section, Township and Range. Please attach copy of the current ownership deed and, if available, a survey.

See attached Warranty Deed

PARCEL NUMBER(S): 07400208000070001 S-T-R: 20, 50, 12

* 3. Present zoning A1 Current land use family farming operation

* 4. Lot/tract size 164.6 (Acres) Sq. Ft. 5. Adjacent Zoning A1, A2

* 6. Classification and proposed use for conditional use: (Please be as detailed as possible in describing the proposed use. Attach additional page(s) if necessary)

Wind turbine (WECS-S) which will be used to power grain bins and a deep well which provides water for our cattle.

* 7. Reason and justification for the request being submitted: (Attach additional page(s) if necessary)

Tower plus turbine exceed 100' but are less than 120'. Wind turbine will power grain bins and a deep well. Grain bins and pump house are only structures.

* 8. Approximate size, use and location of all structures:

Existing: 36' and 42' grain bins ~50' tall, pump house with 8' x 12' walls

Proposed: Wind turbine to exceed 100' but less than 120'

* 9. Type of wastewater system: None

10. Additional fees to be paid by: Ben Voeller (Name) 3250 E. Kemper Rd. Hallsville 65255 (Address) 573-424-6855 (Phone Number)

The above information is true and correct to the best of my knowledge. I have completed and submitted the required checklist and I understand that if I have not submitted the required documentation by the specified deadline this application will be invalidated and I may be required to re-apply.

Ben Voe 6/17/25
Owner's Signature Date

Potential Buyer's/Lessee's Signature Date

NOTE: *Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material(s) will result in the invalidation of this application.*

Received by _____ Date 6/20/2025
Boone County Resource Management

2025

Conditional Use Permit Application - Wind Turbine (WECS-S)

Ben Voeller, Trustee Mid Mo Rentals Trust

3250 E. Kemper Rd, Hallsville, Mo 65255

573-424-6855

Dear Boone County Planning and Zoning Commission,

Enclosed are materials to support our application for a conditional use permit for a wind turbine on our farm. As part of our ongoing efforts to ensure sustainable and efficient operations, we are seeking approval for this wind energy conversion system (WECS-S), which will be used exclusively to power our grain bins and our deep well which provides water for our cattle operation. This system is designed to meet the energy needs of our agricultural operations and is a vital part of our long-term strategy to reduce operating costs and reliance on external energy sources.

We would like to address the following key points in regard to the criteria outlined in the zoning code for conditional use permits:

A. Public Health, Safety, Comfort, or General Welfare

The establishment, maintenance, or operation of the wind turbine will not be detrimental to, or endanger the public health, safety, comfort, or general welfare. This is a personal agricultural structure designed exclusively for on-site use, as outlined in the zoning code definition of a "Small Wind Energy Conversion System" (WECS-S), under 175 feet in height. The turbine's placement is carefully considered to avoid any adverse effects on neighboring properties or public safety.

B. Use and Enjoyment of Adjacent Properties

The conditional use permit will not interfere with the use and enjoyment of other properties in the vicinity. The location of the turbine, surrounded by agricultural land and without residential structures nearby, ensures that it will not negatively impact the current or future uses of neighboring properties.

C. Property Values

We are confident that the installation of the turbine will not diminish property values of surrounding properties. This turbine is part of an agricultural structure that will support our farming operations, and the surrounding land is currently used for similar agricultural purposes.

D. Availability of Necessary Facilities

All necessary facilities, including roads and access to utilities, are in place. Our farm already has adequate infrastructure, including driveways and proper drainage, ensuring that the turbine can be safely maintained without further impact on the surrounding infrastructure.

E. Development and Improvement of Surrounding Properties

The approval of the conditional use permit will not impede the normal and orderly development or improvement of surrounding properties for uses permitted in this zoning district. The wind turbine is designed to fit within the existing agricultural landscape and does not obstruct future development opportunities for neighboring landowners.

F. Traffic Flow and Congestion

The wind turbine will not hinder the flow of traffic or result in congestion on public roads due to construction or usage.

G. Conformance with Zoning Regulations

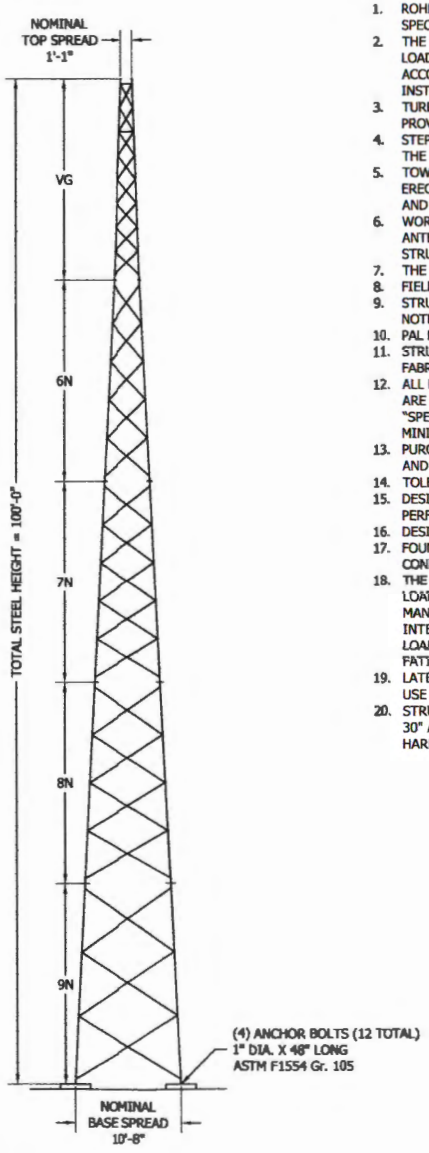
The conditional use permit complies with all applicable zoning regulations for this district. The wind turbine is considered an agricultural structure and is designed to serve the specific purpose of powering our farm's grain bins and deep well which is used to provide water for our cattle operation in line with the code definition for agricultural activity. It is not intended for commercial power production, and no residence is associated with the project.

We respectfully request the Planning and Zoning Commission's approval of our conditional use permit application. The wind turbine will play a crucial role in supporting our farm's operations and sustainability while adhering to all zoning requirements and regulations. We appreciate your consideration of this application and look forward to addressing any questions or concerns you may have during the upcoming hearings.

Thank you for your time and attention to this matter.

Sincerely,

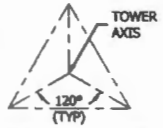
Ben Voeller



GENERAL NOTES

1. ROHN PRODUCTS, LLC TOWER DESIGNS CONFORM TO ANSI/TIA-222-H UNLESS OTHERWISE SPECIFIED UNDER TOWER DESIGN LOADING.
2. THE DESIGN LOADING CRITERIA INDICATED HAS BEEN PROVIDED TO ROHN. THE DESIGN LOADING CRITERIA HAS BEEN ASSUMED TO BE BASED ON SITE-SPECIFIC DATA IN ACCORDANCE WITH ANSI/TIA-222-H AND MUST BE VERIFIED BY OTHERS PRIOR TO INSTALLATION.
3. TURBINES, APPURTENANCES, AND LINES LISTED IN TOWER DESIGN LOADING TABLE ARE PROVIDED BY OTHERS UNLESS OTHERWISE SPECIFIED.
4. STEP BOLTS WITH SAFETY CLIMB SYSTEM ARE PROVIDED AS A CLIMBING FACILITY FOR THE INSTALLATION OF THE STRUCTURE.
5. TOWER MEMBER DESIGN DOES NOT INCLUDE STRESSES DUE TO ERECTION SINCE ERECTION EQUIPMENT AND CONDITIONS ARE UNKNOWN. DESIGN ASSUMES COMPETENT AND QUALIFIED PERSONNEL WILL ERECT THE TOWER.
6. WORK SHALL BE IN ACCORDANCE WITH ANSI/TIA-222-H, "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS AND SMALL WIND TURBINE SUPPORT STRUCTURES".
7. THE MINIMUM YIELD STRENGTH OF STRUCTURAL STEEL MEMBERS SHALL BE 50 KSI.
8. FIELD CONNECTIONS SHALL BE BOLTED. NO FIELD WELDS SHALL BE ALLOWED.
9. STRUCTURAL BOLTS SHALL CONFORM TO GRADE A325 PER ASTM F3125, EXCEPT WHERE NOTED.
10. PAL NUTS ARE PROVIDED FOR ALL TOWER BOLTS.
11. STRUCTURAL STEEL AND CONNECTION BOLTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ANSI/TIA-222-H.
12. ALL HIGH STRENGTH BOLTS, UNLESS OTHERWISE NOTED FOR DOUBLE ANGLE MEMBERS, ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". NO OTHER MINIMUM BOLT TENSION OR TORQUE VALUES ARE REQUIRED.
13. PURCHASER SHALL VERIFY THE INSTALLATION IS IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR OBSTRUCTION MARKING AND LIGHTING.
14. TOLERANCE ON TOWER STEEL HEIGHT IS EQUAL TO PLUS 1% OR MINUS 1/2%.
15. DESIGN ASSUMES THAT, AS A MINIMUM, MAINTENANCE AND INSPECTION WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE IN ACCORDANCE WITH ANSI/TIA-222-H.
16. DESIGN ASSUMES LEVEL GRADE AT TOWER SITE.
17. FOUNDATIONS SHALL BE DESIGNED TO SUPPORT THE REACTIONS SHOWN FOR THE CONDITIONS EXISTING AT THE SITE.
18. THE DESIGN OF REFERENCED STRUCTURE HAS BEEN BASED ON EQUIVALENT STATIC LOADING CONDITIONS PROVIDED BY THE TURBINE MANUFACTURER. THE TURBINE MANUFACTURER MUST APPROVE THE DESIGN FOR PROPER PERFORMANCE WITH THE INTENDED TURBINE CONSIDERING AS A MINIMUM, FATIGUE, HARMONICS, AND DYNAMIC LOADING. ROHN DOES NOT ACCEPT RESPONSIBILITY AND PROVIDES NO WARRANTY FOR FATIGUE, HARMONICS, OR DYNAMIC LOADING RELATED ISSUE.
19. LATERAL THRUST AND DEFLECTION CRITERIA PROVIDED BY BERGEY WINDPOWER INC. FOR USE AS A COMPONENT OF A 15KW WIND SYSTEM.
20. STRUCTURE HAS BEEN DESIGNED TO DEFLECT NO MORE THAN 12.0" AT 60 MPH WIND AND 30" AT 140 MPH. TOWER DESIGN IS BASED ON STATIC LOADING ONLY. DYNAMIC AND HARMONIC CONDITIONS HAVE NOT BEEN CONSIDERED.

MAXIMUM FACTORED REACTIONS			
COMPRESSION PER LEG	=	88.6	KIPS
TENSION PER LEG	=	77.6	KIPS
SHEAR PER LEG	=	7.8	KIPS
TOTAL SHEAR	=	12.7	KIPS
TOTAL O.T.M	=	788.7	FT-KIPS



TOWER CONFIGURATION
N.T.S.

TOWER DESIGN LOADING		
DESIGN WIND LOAD PER ANSI/TIA-222-H USING THE FOLLOWING DESIGN CRITERIA: RISK CATEGORY: II BASIC WIND SPEED (NO ICE): 140 MPH PER ASCE 7-16 BASIC WIND SPEED (W/ICE): 40 MPH PER ASCE 7-16 DESIGN ICE THICKNESS: 2.00 INCHES PER ASCE 7-16 EXPOSURE CATEGORY: C TOPOGRAPHIC METHOD: 1 , CATEGORY: 1 THIS STRUCTURE HAS BEEN DESIGNED TO SUPPORT THE FOLLOWING LOADS:		
ELEVATION (FT)	**ANTENNA LOADING**	**LINE SIZE (NOM)**
TOP	BERGEY 15 KW TURBINE ROTOR DIAMETER: 31.54 FT MAX TURBINE THRUST: 2.5 K EPA: 67.82 SQFT WEIGHT OF ROTOR & TURBINE: 2.75 K	(2) 1"
95	INVERTER	

SECTION MAIN MEMBER SCHEDULE			
SECTION	**LEGS**	**DIAGONALS**	**HORIZONTALS**
VG	PIPE 2.875x0.203	L1 1/2x1 1/2x3/16 (8)	L1 3/4x1 3/4x3/16 (1)
6N	PIPE 2.875x0.203	L1 1/2x1 1/2x1/8 (5)	N/A
7N	PIPE 2.875x0.276	L1 1/2x1 1/2x1/8 (5)	N/A
8N	PIPE 3.500x0.300	L1 3/4x1 3/4x1/8 (4)	N/A
9N	PIPE 4x0.318	L2 1/2x2 1/2x3/16 (3)	N/A

NOTE:
SECTION NUMBERS ARE FOR REFERENCE ONLY.
FOR NOMINAL FACE WIDTH DIMENSIONS, REFER TO THE STRESS ANALYSIS.
THE NUMBERS SHOWN IN PARENTHESES INDICATE THE NUMBER OF BAYS FROM TOP TO BOTTOM.

FILE NO.
15KW100

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP

ROHN® PRODUCTS LLC
PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-727-ROHN

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BERGEY WINDPOWER
DESIGN PROFILE
100 FT SSV TOWER
GENERIC

DWN: AS	CHK'D: AS	DATE: 10/25/2022
ENG'R:	SHEET #: 1 OF 1	
PRJ. ENG'R: AS	PRJ. MANG'R:	
DRAWING NO: 15KW100-01-D1		REV: 0

Parcel Properties within 1,000 ft

Selection for Parcel 07-400-20-00-007.00 01

Roads
Selected Parcel
Parcels within 1,000ft
Parcel Boundaries

0 925 1,850
Feet

Date: 6/30/2025

Parcel Data Source
Boone County Assessor

Created By:
Boone County
Resource Management

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