

Planning & Zoning Meeting Minutes
4/20/23
Butler County Courthouse

Present

Planning and Zoning Commission members:

Deb McWhirter
Jane Close
John Backer
Roger Kregel
Rosemary Willson

Absent

Others:

Misty Day, Zoning Administrator
Ryan Keller
Craig Schoenfeld
Kyle Hell
Ted Junker
Kim Junker
Tim Junker
Pat Mennenga

Deb McWhirter called the meeting to order.

A motion was made to approve the agenda as presented by John Baker and was seconded by Roger Kregel. Motion passed.

A motion was made to approve the minutes from the previous meeting dated 3/16/23 by Roger Kregel and was seconded by Jane Close. Motion passed.

Old Business:

None

Public Hearing:

Chair McWhirter opened the public hearing to consider recommendation for approval of the proposed Hazardous Liquid Pipeline Ordinance. Navigator Representative, Craig Schoenfeld, referenced comments to the proposed ordinance submitted at a previous informational meeting. Mr. Schoenfeld stated that Shelby County is in litigation with Summit on a similar ordinance and now Emmett and Bremer counties are in litigation with Navigator. Mr. Schoefeld further stated that Van Buren County has worked with Navigator on a workable ordinance and believes that this proposed ordinance is preemptive and echoes comments regarding it being restrictive.

Kim Junker was present in support of the proposed Ordinance and stated that she appreciates the work the Zoning Commission has done to ensure citizens safety and wellbeing. Ted Junker encourages the Ordinance be passed on to the Supervisors because it is the will of the County.

Tim Junker stated as a land owner, he thanks the Commission for the new ordinance. Pat Mennenga stated the County needs protection and appreciates the work.

Roger Kregel had a question regarding whether Navigator will have to coordinate with existing utilities and it was determined they will work with existing utilities and bore under existing utilities as needed. John Baker had a question as to why all the information is not being released for preparedness planning and discussion was had regarding the release of plume information. Navigator stated that they must comply with PHMSA requirements and if those requirements change, they will be tasked with bringing the pipeline up to those standards.

Public hearing was closed.

Roger Kregel stated that the Commission was tasked with reviewing the ordinance and think it is fair. Jane Close stated that the Commission has looked at it from both sides and thanks everyone for providing input.

A motion was made to recommend that the Hazardous Liquid Pipeline Ordinance be adopted by Rosemary Willson and was seconded by John Baker. Motion passed.

The Zoning Commission reviewed Huff 2nd Minor Plat located in N ½ NW ¼ of Section 24, Township 90 North, Range 15 West of the 5th PM.

Kyle Helland was present on behalf the Minor Plat and stated that the new parcel will be sold to a family member to build a new house so they can be closer. Administrator Day stated that the CSRs are 55 and below and meet the requirements for a buildable lot.

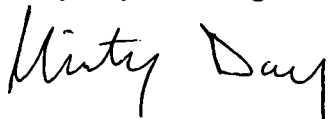
A motion was made to approve Huff 2nd Minor Plat by Jane Close and was seconded by Roger Kregel. Motion passed.

New Business:

Administrator Day stated that she will be working on updating the Fee Schedule and officially adopting the digital Zoning Maps that she spent the winter updating. Administrator Day also stated that she received a contract from INRCOG to start updating the Comprehensive Plan starting in July.

A motion to adjourn was made by Jane Close and was seconded by Rosemary Willson. Motion passed.

Misty Day, Planning and Zoning Administrator

A handwritten signature in black ink that reads "Misty Day". The signature is written in a cursive, flowing style.