

Planning & Zoning Meeting Minutes

5/17/22

Butler County Courthouse

Present

Planning and Zoning Commission members:

Deb McWhirter

Jane Close

Roger Kregel

Rosemary Willson

John Backer

Others:

Misty Day, Zoning Administrator

Kyle Helland

Steve Burrell

Dale Huberg

Dan Rhoades

Mark Rhoades

Deb McWhirter called the meeting to order.

A motion was made to approve the agenda as presented by Jane Close and was seconded by Rosemary Willson. Motion passed.

A motion was made to approve the previous meeting minutes dated January 20, 2022, by Roger Kregel and was seconded by John Backer. Motion passed.

Old Business:

Administrator Day stated that she drove by the McDivitt junk yard and there was a lot of activity just prior to the April 1st deadline, but not a whole lot of progress since and there were still a lot of cars along the property line yet. Enforcement action was discussed and the Commission agreed that Administrator Day move forward with filing a complaint if no further progress is made.

Public Hearing:

Chair McWhirter opened the public hearing on 'Bass-Feckers Minor Plat' located in the NW¼ NE¼ and NE¼ NE¼ of Section 15, Township 90N, Range 15W. Administrator Day presented her staff report and stated that the current parcel is 59.9 acres and the owners are wanting to split the parcel into two separate lots to trade farm ground, but because the parcel is less than 35 acres and there are other acreages in this ¼ ¼ Section, the minor plat process was triggered. Steve Burell was present on behalf of the applicant and confirmed that this was for a land exchange and the ground would continue to be farmed. Discussion was had regarding the removal of trees that was taking place and it was determined that some timber was being removed to expand the tillable ground but most of the timber will stay.

A Motion to approve 'Bass-Feckers Minor Plat' was made by John Backer and was seconded Roger Kregel. Motion passed.

Chair McWhirter opened the public hearing on 'Dana Minor Plat' located at 33446 – 310th St in the N½ NW¼ of Section 24, Township 90N, Range 15W. Administrator Day presented her staff report

and stated that this is a 10-acre parcel that was part of a Subdivision that was recorded in the 1970s and the applicant is wanting to split this lot into two smaller lots, with a new house being proposed on the South lot. Administrator Day reported that the CSRs range from 34-55 and there is a 33 ft wide easement to access this lot identified on the Plat. Administrator Day did point out that the applicant was only the contract holder and that a consent from the Deed Holder, Dennis Hagedorn, needed to be provided.

Kyle Helland was present on behalf of the applicant and confirmed that Parcel G would become a buildable lot if approved and that the owner's consent would be provided prior to the Supervisors meeting. Commission member Kregel inquired on whether the lot was being divided evenly and it was determined that it was.

A Motion to approve 'Dana Minor Plat' was made by Roger Kregel contingent on the owner's consent and was seconded by Rosemary Willson. Motion passed.

New Business:

The Rules of Procedure were reviewed, the meeting time was changed from 8 a.m. to 1:30 p.m. as it had been previously and as requested by the Commission. A motion to approve the amended Rules of Procedure was made by Jane Close and was seconded by Roger Kregel. Motion passed.

A motion to adjourn was made by Jane Close and was seconded by John Backer. Motion passed.

Misty Day, Planning and Zoning Administrator

