

Planning & Zoning Meeting Minutes  
1/21/2021  
Butler County Courthouse

**Present**

Planning and Zoning Commission members:

Deb McWhirter  
Jane Close  
John Backer  
Roger Kregel  
Rosemary Willson

Others:

Misty Day, Zoning Administrator

Via Teleconference:

Kyle Helland  
Steve Burrell, Realtor

Deb McWhirter called the meeting to order.

A motion was made to appoint Deb McWhirter as Chair by Jane Close and was seconded by Roger Kregel. Motion passed. A motion was made to appoint Jane Close as Vice Chair by Rosemary Willson and was seconded by John Backer. Motion passed.

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

A motion was made to approve the previous meeting minutes dated October 8, 2020, by Roger Kregel and was seconded by Rosemary Willson. Motion passed.

**Old Business:**

None.

**Public Hearing:**

Chair McWhirter opened the public hearing on Bass Minor Plat located in the W½ NW¼ of Section 12, Township 90 North, Range 16 West of the 5th P.M. Administrator Day stated that the owner/developer is proposing three (3) building lots that are each 3 acres in size located along C-55, which is a county blacktop. The CSRs range from 34 to 59, so it meets the definition of a buildable lot in the A-1 District. Administrator Day also stated that she reviewed the USGS soil survey maps and did not see any issues with conventional septic systems for these lots, but final approval would be dependent on a site visit. Administrator Day also stated that the County Engineer did review the Plat and while he noted a preference of sharing a driveway if possible, he did not see any issue with a separate driveway for each lot either.

Surveyor, Kyle Helland, and Realtor, Steve Burrell were present on behalf the Minor Plat review. Kyle stated that the developer was aware that a driveway permit would need to be applied for and the specs of the driveways would need to meet County standards. Steve Burrell also added that rural water is available to these lots, but it would be the buyer's discretion as to whether they would use the rural water service or drill a new well.

Chair McWhirter asked if there were any water or floodplain concerns and it was determined that there were none. Board Member Kregel asked for clarification whether separate driveways would actually be approved as he did not want to approved a Plat where a driveway would ultimately be denied for any of the lots. County Engineer John Riherd was asked to join the meeting and stated that he assumed these lots would have separate driveways and that a driveway for each lot would fit in with the character of the surrounding neighborhood. He further stated that while he would encourage a shared drive if possible, he would work with the future buyers on driveway placement for each lot, keeping the driveways 400 ft apart which would give each driveway good site distance.

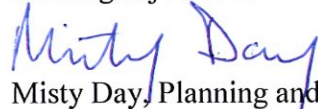
A Motion to approve Bass Minor Plat was made by Jane Close and was seconded by John Baker. Motion was unanimously approved.

**New Business:**

Administrator Day discussed another potential Subdivision about 1 mile East of where the Bass Minor Subdivision is located.

The Commission had discussion regarding the Ordinance update.

Motion to adjourn the meeting was made by Rosemary Willson and was seconded by Jane Close. Meeting adjourned.



Misty Day, Planning and Zoning Administrator