

Planning & Zoning Meeting Minutes

8/22/19

Butler County Courthouse

Present

Planning and Zoning Commission members:

Janice Johnson

Deb McWhirter

Jane Close

Meinard Koop

Others:

Misty Kroeze, Zoning Administrator

Jeff Kolb, Butler-Grundy Development Alliance

Janice Johnson called the meeting to order at 7:30 a.m.

A motion was made to approve the Agenda by Deb McWhirter and was seconded by Meinard Koop. Motion passed.

Motion was made to approve the previous meeting minutes dated July 18, 2019, by Jane Close and was seconded by Deb McWhirter. Motion passed.

Old Business:

Zoning Administrator Kroeze stated that the Board of Supervisors approved and signed the INRCOG contract to update the zoning ordinance, so that process is all set to begin at the beginning of the year.

Public Hearing:

Chair Johnson opened the public hearing to consider applications by Butler-Grundy Development Alliance to rezone Parcels A, B & C located at 30264 – 212th St AND 30332 – 212th St in the NW¼ of Section 33, Township 92 North, Range 15 West of the 5th P.M. from “A-1” Agricultural to “M” Manufacturing. Zoning Administrator Kroeze reported that these were the last two parcels that needed to be rezoned for the Butler Logistics Park expansion. Butler-Grundy Development Alliance just recently acquired these two properties and both acreage sites will be completely demolished. Zoning Administrator Kroeze stated that this is a very small portion of the complete expansion and does not see any issues with this request.

Jeff Kolb spoke on behalf of Butler-Grundy Development and stated that when they started this expansion project, Butler County was still 1 of 3 sites for the TrinityRail project but they wanted to go ahead and acquire these properties out of respect for the property owners in case Butler County was chosen. Now that TrinityRail is moving forward and after seeing the site plan, they for sure needed these two parcels as part of their project as one of the buildings will be located on one of the old acreage sites. Board Member McWhirter inquired as to who lived there and it was determined that James Gates owned one of the properties but it was just a rental and Kris Bond owned the other. The Bonds are going to relocate to the Southern part of the County and build a new house. Discussion was also had regarding the site and Frank Reint’s acreage is already in the process of being bulldozed and TrinityRail was saving wood from the old barn to display in the visitor center to showcase the history of the area. Discussion was had regarding whether local contractors were being utilized and it was determined that a company out of State was actually hired by TrinityRail before they chose which site they were going

to locate to. They had a deadline of when to hire and they needed someone who would be able to be flexible and move to whatever site they chose.

Motion to approve the requests to rezone from "A-1" to "M" was made by Deb McWhirter and seconded by Meinard Koop. Motion was unanimously approved.

New Business:

The Zoning Administrator presented the Commission with mileage logs and informed the Commission that they can claim mileage for traveling to the meetings as well as traveling to the various sites subject to public hearing.


Discussion was had regarding a potential minor plat and the next meeting date was discussed.

Public Comment:

None.

Meeting adjourned.

Misty Kroeze, Planning and Zoning Administrator

A handwritten signature in blue ink, appearing to read "Misty Kroeze". The signature is written in a cursive, flowing style.