

That part of the Northwest Quarter (NW¼) of Section 2, Township 93 North, Range 17 West of the Fifth Principal Meridian, Butler County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest Quarter, point being a found 2" i.d. iron gas pipe; thence along the North line of said Northwest Quarter South 89°24' East 499.95 feet to the Northwesterly extension of the Westerly line of Parcel JJ as described in Plat of Survey recorded in Instrument #2023-1143 in the Office of the Butler County Recorder; thence along the Northwesterly extension of said Parcel JJ and along the Westerly line of said Parcel JJ and along the Southeasterly extension of the Westerly line of said Parcel JJ South 29°33¼" East 806.25 feet to a set No. 4 rebar with maroon plastic cap #21096, being the Point of Beginning; thence North 54°18¼ East 388.9 feet to the South line of Parcel G per "River View Estates" subdivision, also being the South right of way line of Riverside Road, point being a set No. 4 rebar with maroon plastic cap #21096; thence along said South line of Parcel G and along said South right of way line of Riverside Road South 35°41¾ East 1600.0 feet to a set No. 4 rebar with maroon plastic cap #21096; thence South 54°18¼ West 436.0 feet to set No. 4 rebar with maroon plastic cap #21096; thence North 35°41¾ West 1162.1 feet to a set No. 4 rebar with maroon plastic cap #21096; thence North 29°33¼ West 440.4 feet to the Point of Beginning.

Containing 15.78 acres. Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record. Note: The North line of said Northwest Quarter is assumed to bear South 89°24' East for this description.

on the Official Zoning Map as was originally adopted.

Section 2. ADOPTION. This Ordinance adopts in lieu thereof a new zoning designation "R-1" Residential District for the property legally described above, on the Official Zoning Map.

Section 3. INTEGRATION WITH CODE. Each section, provision or part of this Ordinance which is followed by a section number shall be inserted in the Butler County Zoning Ordinance (Ordinance No. Title VI, Number 28, adopted on November 1, 2022) as indicated by said section number and hereafter shall be cited by reference to said section number.

Section 4. REPEALER. All ordinances and resolutions, parts thereof or amendments thereto, in conflict with this Ordinance are hereby repealed.

Section 5. SEVERABILITY OF REPEALER. All ordinances and resolutions, parts thereof or amendments thereto, not directly affected by this Ordinance shall remain in full force and effect.

Section 6. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such section, provision, or part shall be severable from the rest of the Ordinance, and such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision or part not adjudged invalid or unconstitutional.

Section 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its final passage and publication as provided by law.

PUBLIC HEARING AND FIRST PASSAGE (READING) on DECEMBER 10, 2024.

SECOND PASSAGE (READING) waived on DECEMBER 10, 2024.

THIRD AND FINAL PASSAGE (READING) waived on AND ADOPTION on DECEMBER 10, 2024.

BUTLER COUNTY BOARD OF SUPERVISORS
Wayne Dralle, Chair

Leslie Groen, County Auditor

Board considered Resolution #2016-2024 approving the McCandless Subdivision Preliminary Plat. Motion by Barnett, second by Eddy to approve Resolution #2016-2024 which was adopted as follows:

RESOLUTION #2016-2024

BUTLER COUNTY BOARD OF SUPERVISORS

APPROVING "McCANDLESS SUBDIVISION" PRELIMINARY PLAT WITH THE RECOMMENDATION OF THE BUTLER COUNTY PLANNING AND ZONING COMMISSION

BE IT RESOLVED by the Butler County Board of Supervisors as follows:

- Section 1.** The Butler County Planning and Zoning Commission held Public Hearings on September 26, 2024; October 24, 2024; and November 21, 2024, to consider a Preliminary Subdivision Plat entitled “McCandless Subdivision”.
- Section 2.** The area is described as Parcel OO located in the Northwest Quarter (NW¼) of Section 2, Township 93 North, Range 17 West of the 5th P.M., containing 15.78 acres, and proposes eight (8) lots ranging from 1.84 acres to 2 acres.
- Section 3.** In reviewing the Preliminary Plat, the Planning & Zoning Commission gave consideration to the land suitability of the area being subdivided and made the determination that the CSR for this parcel was 63 and below and is not considered prime agricultural ground.
- Section 4.** The proposed subdivision will be served by private sewage disposal treatment systems and private wells as permitted and approved by the Butler County Environmental Health Specialist.
- Section 5.** The proposed subdivision will be served by four (4) shared driveways with the driveway installation to be permitted and approved by the Butler County Engineer.
- Section 6.** Upon consideration of the above, the Planning & Zoning Commission has made the recommendation that the Preliminary Subdivision Plat entitled “McCandless Subdivision” be approved.
- Section 7.** The Board of Supervisors held its own public hearing on this Preliminary Subdivision Plat on December 10, 2024.
- Section 8.** The Board of Supervisors hereby approve the Preliminary Subdivision Plat entitled “McCandless Subdivision” described as Parcel OO located in the Northwest Quarter (NW¼) of Section 2, Township 93 North, Range 17 West of the 5th P.M., containing 15.78 acres.
- Section 9.** This resolution shall take effect immediately.

The vote thereon was as follows:

AYES: Wayne Dralle Rusty Eddy Greg Barnett	NAYS: None	ABSENT: None
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Passed and approved this 10th day of December 2024.

ATTEST: Leslie Groen, County Auditor

A Date and Time for a Public Hearing to consider McCandless Subdivision Final Plat was set for December 31, 2024, at 9:00 A.M.

Day-Kofron provided a Planning and Zoning Update. She stated that there is a vacancy on the Board of Adjustment. The one requirement is that the individual that fills the vacancy must live in the county’s rural area. The comprehensive plan continues to be developed.

Board reviewed FMC ECI Coordination and Support Services Contract. Shawna Lebeck, Community Coordinator, presented a shared coordination contract with Floyd, Mitchell, and Chickasaw counties. Motion by Eddy, second by Barnett to approve the FMC ECI contract. All ayes. Motion carried.

Jennifer Becker, Public Health Director, discussed the Public Health FY25 Expense Budget. They have been providing daily services to an individual since June 28, 2024 and it has cost over \$15,000 at this point. They anticipate continuing these services through the end of March, 2025.

John Riherd, Engineer, provided an Engineer’s update. Plans are being finalized on T-16, and a funding agreement will be completed. A grant is being put together for the Packard bridge. Another grant entitled Safe Streets for All is in the works to assist in identifying potential danger areas. He is looking to purchase another motor grader from CAT, which would include a trade of current inventory.

Motioned by Barnett, second by Eddy to approve claims. All ayes. Motion carried.

Board acknowledged receipt of Manure Management Plan Short Form Annual Updates for Hosch Finisher Farm #58166, Luebbers Finisher Farm #58186, Steere East Finisher Farm #57731, Asche West Finisher Farm #58193, Marton/Parker Finisher Farm #58302, Allan Finisher Farm #58078, and Freedom Farm Finisher #63423.

Motioned by Eddy, second by Barnett to adjourn the regular meeting at 9:49 A.M. to December 17, 2024 at 9:00 A.M. All ayes. Motion carried.

The above and foregoing is a true and correct copy of the minutes and proceedings of a regular adjourned meeting of the Board of Supervisors of Butler County, Iowa on December 10, 2024.

Attest: Leslie Groen
Butler County Auditor

Wayne Dralle
Chairman of the Board of Supervisors