

Board of Adjustment Meeting Minutes
11/26/2024
Butler County Courthouse

Present

Board of Adjustment members:

Mark Gerdes
Paul Leerhoff
Jeff Reints
Carla Mulder
Habbo Fokkena

Others:

Misty Day, Zoning Administrator
Eric Bixby
Gene Ackerman

Mark Gerdes called the meeting to order at 7:30 a.m.

A motion to approve the Agenda and minutes of the previous meeting dated 7/9/2024 was made by Paul Leerhoff and seconded by Jeff Reints. Motion passed.

Public Hearing:

Mark Gerdes opened the public hearing on an application by Eric Bixby for a Special Exception Permit to operate a Truck and Trailer Repair Business located on Parcel F in the SW¼ NW¼ of Section 34, Township 92 North, Range 16 West of the 5th P.M.

Administrator Kofron stated that the purpose of this request was to bring Eric Bixby's truck repair business into compliance. Bixby had started his trucking business several years ago and thought the truck repair shop was an extension of that business and did not realize that he had to do anything with zoning. Kofron stated that this came to light upon doing a site visit for a septic system where she discovered that the repair shop had 4-5 employees, which exceeds what our Home Occupation Permit allows. Kofron further stated that the home occupation permit would allow up to two (2) employees in addition to the home occupant. Kofron made the determination that while the trucking business would be grandfathered as a home occupation business, the truck repair business would need to be rezoned to a C-M district per the Butler County Zoning Ordinance which also requires a special exception permit from the board based on the nature of the business. Bixby submitted an application that listed Wright Environmental Service for his waste and oil disposal, Ultra Metal Recycling for his scrap metal disposal, and hours of operation are 8-5.

Discussion was had regarding whether the entire farm parcel would be rezoned and Kofron confirmed that it would just be the 2.51 acres shown on the staff report aerial and that the rezone was approved by the Planning and Zoning Commission and Board of Supervisors back in October.

Eric Bixby was there on behalf of his request answered a few questions regarding the trucking business. The Board asked when the new shop went up and it was determined that it was in July. Eric also stated that he is providing jobs, with a new position recently added, and is bringing a few new people to Butler County. He also works with local businesses for services like plumbing etc.

Public Hearing was closed.

A motion was made to approve the special exception by Jeff Reints and was seconded by Paul Leerhoff. Motion passed.

New Business:

Comp Plan updates. Administrator Kofron stated that there was an issue with the planner that INRCOG had designated for this project so there has been some delay in getting it finalized. Kofron stated that the Comp Plan is like a master plan to help guide zoning decisions and provide proper planning for future developments.

Paul Leerhoff stated that this was going to be his last meeting with the Board of Adjustment after serving for over 30 years. Administrator Kofron thanked him for his years of service to the Board.

A motion to adjourn the meeting was made by Habbo Fokenna and seconded by Carla Mulder. Meeting adjourned.

Misty Kofron, Zoning Administrator

A handwritten signature in cursive script, appearing to read "Misty Kofron".