

Board of Adjustment Meeting Minutes  
4/22/2025  
Butler County Courthouse

**Present**

Board of Adjustment members:

Jeff Reints  
Carla Mulder  
Kevin Toben

**Absent**

Habbo Fokkena  
Mark Gerdes

Others:

Misty Kofron, Zoning Administrator  
Aaron Tidemanson - Greene

The meeting was called to order at 7:30 a.m. Administrator Kofron introduced Kevin Toben who replaced Paul Leerhoff's vacant seat on the Board.

A motion to appoint Mark Gerdes as Chair and Carla Mulder as Vice Chair was made by Jeff Reints and was seconded by Kevin Toben. Motion passed.

A motion to approve the Agenda and minutes of the previous meeting dated November 26, 2024, was made by Jeff Reints and seconded by Carla Mulder. Motion passed.

**Old Business:**

Administrator Kofron updated the Board regarding the Comprehensive Land Use Plan and stated that there were some delays with the land use maps but a draft plan is ready to bring back to the task force and Zoning Commission for final review and comments.

**Public Hearing:**

Mulder opened the public hearing on an application by Aaron Tidemanson for a variance request to reduce the front yard ROW setback from 50 ft to 38 +/-feet for enclosing the porch on the front of existing house located at 26949 – 120<sup>th</sup> St in the SE ¼ SE ¼ SE ¼ of section 11, Dayton township.

Aaron Tidemanson was present on behalf of his request and explained that enclosing the open porch would increase the livable space in his home. Aaron also explained that his septic system is on the east side of the house and the gas is on the West. Aaron thinks it will be an easy transition to extend the house in this direction.

Administrator Kofron stated that the house was originally constructed in 1910, prior to Butler County Zoning Regulations and the main house is approximately 48 ft from the road ROW with a front porch overhang that is approximately 40 ft from the road ROW. Mr. Tidemanson would like to replace this porch overhang with an enclosed addition that would extend out an additional 2 ½ ft closer to the ROW. Hence the request for a variance to the 50 ft setback required by our ordinance.

Reints asked if this was on a gravel road and it was determined that it was on a gravel road. Administrator Kofron stated that she spoke with the County Engineer who had no concerns with this request.

Public Hearing was closed.

A motion was made to approve the variance request by Jeff Reints and was seconded by Kevin Toben. Motion was unanimously approved.

**New Business:**

None.

A motion to adjourn the meeting was made by Jeff Reints and seconded by Kevin Toben. Meeting adjourned.

Misty Kofron, Zoning Administrator

A handwritten signature in blue ink, appearing to read "Misty Kofron", is written below the typed name.