

Planning & Zoning Meeting Minutes  
7/18/2024  
Butler County Courthouse

**Present**

Planning and Zoning Commission members:

Jane Close  
John Backer  
Roger Kregel  
Rosemary Willson

**Absent**

Deb McWhirter

Others:

Misty Kofron, Zoning Administrator  
Jeff Kolb, Butler-Grundy Economic Development

Jane Close called the meeting to order.

A motion was made to approve the agenda with the addition of Union Road complaint discussion by John Backer and was seconded by Rosemary Willson. Motion passed.

A motion was made to approve the minutes from the previous meeting dated May 9<sup>th</sup>, 2024, by Roger Kregel and was seconded by John Backer. Motion passed.

**Old Business:**

Vice Chair Close inquired as to the status of the junk vehicle complain on Union Ave for Fiddick and stated that it appears more vehicles were added. Administrator Kofron stated that she will need to follow up on this.

**Public Hearing:**

Butler-Grundy Economic Development submitted the BLP East Addition Preliminary Plat for review. Administrator Kofron stated that this was an Industrial Subdivision Plat for the expansion of Butler Logistics Park with the subject parcel just being rezoned earlier this year. Administrator Kofron stated that the Plat was sent to the County Engineer who submitted comments, as well as other Departments within the County and the City of Shell Rock who had not submitted any comments. John Riherd, Butler County Engineer, had commented via email stating that they will continue utilizing the current access off 220<sup>th</sup> St and eventually a proposed roadway would be constructed, and the existing access would be eliminated as Lot 2 was developed. Ultimately the roadway would connect to Hwy 3 near the NE corner of Lot 2. Administrator Kofron also stated that Lot 1 was to be developed as a Phase I and Lot 2 would be further developed with a Phase II plat in the future.

Jeff Kolb stated that Lot 1 is 24 acres and will be purchased by Feldmeier Equipment with a proposed new road to be built in phases. The West Lot is 120 acres with only a small portion of it able to be developed due to it being in the flood plain. Lot 2 may be further subdivided as projects

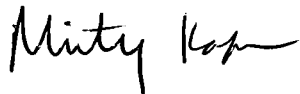
progress. Feldmeier is looking to grow and is currently landlocked in city limits with nowhere to go. Jeff Kolb stated that this particular site is not served by rail.

Administrator Kofron touched on a preliminary Plat review checklist and subdivision design standards, pointing out that the proposed road is to be constructed by Butler County but will not be dedicated as a public road until a later time; a 100' right-of-way for the connection of the proposed road to 220<sup>th</sup> St is identified while Butler County Subdivision Ordinance only requires 70'; a 10' wide utility easement is shown meeting Butler County Subdivision Ordinance; road specs to be approved by the Butler County Engineer including driveway culverts; Lot size also meets Butler County standards with public sewer and water being proposed; and a stormwater drainage easement was shown with a 20' width, however, a 30' width is required by Butler County Subdivision Ordinance. Discussion was had regrading the width of this easement and whether it could be changed to comply with our ordinance and it was determined that it could be changed.

A motion was made to grant the request to the preliminary plat with stipulation that the stormwater easement shown on the Plat be extended to a 30' width by Roger Kregel and was seconded by Rosemary Willson. Motion passed.

A motion to adjourn was made by John Backer and was seconded by Roger Kregel. Motion passed.

Misty Kofron, Planning and Zoning Administrator

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