

Planning & Zoning Meeting Minutes
February 12, 2026
Butler County Courthouse

Present

Planning and Zoning Commission members:

Deb McWhirter

John Backer

Roger Kregel

Rosemary Willson

Absent

Jane Close

Others Present:

Misty Kofron, Zoning Administrator

Jeff Kolb, BCGC Economic Development

Deb McWhirter called the meeting to order.

A motion was made to approve the agenda as presented by Roger Kregel and was seconded by John Backer. Motion passed.

A motion was made to approve the minutes from the previous meeting dated January 15, 2026, by John Backer and was seconded by Roger Kregel. Motion passed.

Old Business:

Administrator Kofron wanted to do a final follow-up with the Commission on the Kramer noise nuisance issue. After the October 2025 meeting, Administrator Kofron discussed the issue with the County Attorney to see about having Nick Johnson visit with the Zoning Commission to determine if there were any zoning requirements that needed to be followed. County Attorney Kuehner was adamant that this was a civil matter and there was nothing more the County should be doing. Sheriff Johnson confirmed that this operation was not violating any laws.

BLP East Addition Final Plat:

The Zoning Commission reviewed BLP East Addition Final Plat located in SW ¼ of section 34 Butler Township.

Administrator Kofron stated that she has reviewed the Final Plat and the stormwater easement width was changed to the 30' as required by our Subdivision Ordinance, all other easements and the roadway identified met our ordinance requirements and she did not have any concerns with this Final Plat.

Jeff Kolb was present on behalf of the Final Plat and recapped that an existing employer within the County is planning to develop Lot 1, Lot 2 will be developed as needed but has quite a bit of floodplain. Rather than plating it out now, they prefer to wait until they have prospects and then size the lots for their individual needs rather than have pre-defined lots. Kolb has also had some

preliminary conversations with County Conservation about designating the floodplain as a green space with a pond & bike trail for employees of Logistics Park to utilize on lunch breaks, etc.

Discussion was had regarding the timeframe for construction and Kolb reported that they are planning to start moving dirt as soon as the Plat is finalized, with the building coming in August.

A motion was made to approve the BLP East Addition Final Plat by Rosemary Willson and was seconded by Roger Kregel. Motion passed.

New Business

Administrator Kofron reported that the legislative session has been super busy with several bills being introduced that could impact zoning. The first funnel will be coming up so she will keep an eye on the bills that make through.

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

Misty Kofron, Planning and Zoning Administrator

