

Board of Adjustment Meeting Minutes
2/25/2020
Butler County Courthouse

Present

Board of Adjustment members:

Mark Gerdes
Paul Leerhoff
Jim Siebrands
Jeff Reints
Fern Feldman

Others:

Misty Kroeze, Zoning Administrator
Mark Fairhurst
Bob Dilly
Nancy Payne
Greg Barnett

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

A motion to appoint Mark Gerdes as Chair was made by Jim Siebrands and was seconded by Jeff Reints. Motion passed. A motion to appoint Paul Leerhoff as Vice Chair was made by Jeff Reints and was seconded by Jim Siebrands. Motion passed.

A motion to approve the Agenda and the minutes of the previous meeting dated September 24, 2019, was made by Paul Leerhoff and seconded by Fern Feldman. Motion passed.

Old Business:

Zoning Administrator Kroeze updated the Board on the meeting with INRCOG to start the zoning ordinance update.

Public Hearing:

Chair Gerdes opened the public hearing on an application by Mark & Lisa Fairhurst for a variance to setback requirements from road right-of-way for a proposed addition at 23391 Union Ave located on Parcel D in the E½ NE¼ Section 8, Township 91 North, Range 15 West of the 5th P.M. Zoning Administrator Kroeze presented her staff report and stated that the applicants had purchased the property with the intention of putting an addition on the North side of the house and discovered that the existing dwelling was only 35' from the road right-of-way when they submitted their application. The proposed addition would be flush with the existing house and would also be 35' from the road right-of-way instead of the 50' setback that is required. Administrator Kroeze stated that she checked with County Engineer John Riherd and he had no concerns with the addition being only 35' from the right-of-way.

A motion was made to approve the variance for the addition to be built 35' from the road right-of-way by Jim Siebrands and seconded by Jeff Reints. Motion was unanimously approved.

Chair Gerdes opened the public hearing on an application by Russell & Nancy Payne for a variance to allow a 2nd small dwelling at 20432 Sinclair Ave located on Parcel A in the NW¼ Section 27, Township 92 North, Range 16 West of the 5th P.M. Administrator Kroeze presented her staff report and stated that the applicants have a 3.64 acre parcel and they want to erect a small single-room dwelling unit that will be no bigger than 750 sq ft for their son. Administrator Kroeze stated that they intended to put in a separate septic system, but she was concerned with whether the soils would allow for a conventional system. Applicant Nancy Payne stated that her son has had multiple sclerosis since 2001 and they are wanting to put up this second dwelling to assist him with care. The existing home is not handicap accessible and they are wanting to build a barrier free home so that he can also maintain some independence.

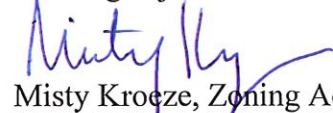
Discussion was had regarding whether an addition would be a more appropriate route, adding value to the existing home down the road. Discussion was had regarding the cost of a separate dwelling vs. attaching a dwelling unit to the house as an addition. Discussion was had regarding the cost of installing a separate septic system and how the soils may not allow for a conventional leach field, which would drive the cost of a separate dwelling higher than if they were to just do an addition. Discussion was also had regarding the convenience of an addition vs. a separate residence considering their age and the cold, icy conditions of winter. Mrs. Payne stated that she had not thought about a lot of those things and would be willing to explore an addition as an option.

A motion was made to table the hearing to allow for Mrs. Payne to explore other options was made by Jeff Reints and seconded by Fern Feldman. Motion was unanimously approved.

New Business:

None.

Meeting adjourned.



Misty Kroeze, Zoning Administrator