

Planning & Zoning Meeting Minutes
4/18/19
Butler County Courthouse

Present

Planning and Zoning Commission members:

Janice Johnson
Ryan Norton
Deb McWhirter
Jane Close

Absent

Meinard Koop

Others:

Misty Kroeze, Zoning Administrator
Jeff Kolb, Butler-Grundy Economic Development
Ken Bradley
Jack Kramer
Marietta Kramer
Lynn Bolin
Jeff Reints
Rick Whalen

Janice Johnson called the meeting to order at 7:30 a.m.

A motion was made to approve the Agenda by Jane Close and was seconded by Deb McWhirter. Motion passed.

Motion was made to approve the previous meeting minutes dated March 14, 2019, by Deb McWhirter and was seconded by Jane Close. Motion passed.

Old Business:

None

Public Hearing:

Chair Johnson opened the public hearing to consider an application by Frank Reints to rezone approximately 75 acres located at 30047 – 220th St in the S¹/₂ SW¹/₄ of Section 33, Township 92N, Range 15W from “A-1” Agriculture to “M” Manufacturing. Zoning Administrator Kroeze reported that this request was being made on behalf of Butler-Grundy Economic Development for the potential expansion of the Butler Logistics Park. This parcel is just south of the two parcels that were rezoned last November for this same project. The CSRs range from as low as 46 on up to 90 and the details regarding location and reason for the rezone are the same as the rezone in November including its proximity to railway, major roadways and the existing Logistics Park, as well as the infrastructure already being in place to accommodate this expansion.

Jeff Kolb spoke on behalf of the application and stated that the East side of the Logistics Park is already occupied and they want to be proactive and ready to go for potential prospects. They have already done the soil borings and the Phase I study came back as a buildable location. They want to be able to put the Logistics Park on a level playing field to bring in potential business, and that means checking certain boxes including proper zoning. This site also has the potential of being certified which would also be attractive to businesses. There has been some interest and they want to get everything in place so there are no deal-breakers for future business.

Jan inquired whether the existing house on this site was occupied and it was determined that the house would remain occupied for now and that it was also included in this rezone request. Jeff Reints was present on behalf of his uncle, Frank Reints who is the applicant for this rezone. The Commission discussed the CSR and whether that should be a concern and they ultimately determined that the proximity to railway and interstate do play a critical factor in their decision. There is really no other property that abuts the park that would work for this expansion.

Mr. & Mrs. Kramer expressed their concerns with the railroad and if it gets any busier the County should plan to shut down 220th St because it already gets blocked by trains regularly. Jeff Kolb stated that if a prospect is proposed to move in, they will be looking at improving that area to make it better. Mr. & Mrs. Kramer feel that the intersection is being blocked for no reason a lot of time and Jeff Kolb stated he would talk with the railroad regarding their concerns. Further discussion was had regarding road infrastructure as things develop and it was determined that the County Engineer and the railroad have had discussions about ways to improve this area.

Motion to approve the request to rezone approximately 75 acres located at 30047 – 220th St in the S½ SW¼ of Section 33, Township 92N, Range 15W from “A-1” Agriculture to “M” Manufacturing was made by Ryan Norton and seconded by Deb McWhirter. Motion was unanimously approved.

Chair Johnson opened the Public Hearing on a request by Ken Bradley for a Home Industry Permit for a gun dealership to transfer guns at 23782 Hickory Ave in the SW¼ SW¼ of Section 8, Township 91N, Range 17W. Zoning Administrator Kroeze reported that Ken was in the process of applying for his Federal Firearms License and he needed to obtain a Home Industry Permit from the County. If approved, Ken will be required to pay an annual fee and in the event any complaints are received, the Commission does have the right to revoke his permit. Zoning Administrator read the Home Industry Standards from the Butler County Zoning Ordinance and stated that the permit holder would have to follow those standards. Administrator Kroeze reported that there were already two other permits for this type of business in the County. She also received communication from the Bureau of Alcohol, Tobacco, Firearms & Explosives confirming that the application in pending approval of this permit and upon checking with Sheriff Johnson, there were no concerns on his end. One neighbor stopped in just to ask questions about what the permit was for but didn't relay any objections. Ken Bradley spoke on behalf of his application and stated that he just wants to be able to transfer guns. He is an avid gun collector and has no intention of running a large business. In the event he does decide to expand, he would look for a location in town.

A motion to approve the request for a Home Industry Permit for a gun dealership to transfer guns at 23782 Hickory Ave in the SW¼ SW¼ of Section 8, Township 91N, Range 17W was made by Ryan Norton and seconded by Jane Close. Motion was unanimously approved.

Chair Johnson opened the Public Hearing on a request for a Home Industry Permit for a Bed & Breakfast at 31000 – 175th St in the NW¼ SW¼ of Section 10, Township 92N, Range 15W. Administrator Kroeze reported that the applicant constructed the New Day Dairy robotic barn with an attached living quarters for their family to live in. Recently they built a new house to move into and they would like to turn the living quarters in the barn into a Bed & Breakfast. Administrator Kroeze stated that she talked with the applicant about contacting the Department of Inspection & Appeals regarding any potential food licenses she may be subject to but from visiting with the local Extension Office, there may be no requirements for a food license. Administrator Kroeze also discussed the limitation on the number of employees with the Home Industry permits and the applicant does not anticipate having more than 1 part-time employee at this time. Administrator Kroeze also reported that the well and septic were installed when the dairy barn was built, and because they were required to install an alternative septic system they are required to have a maintenance contract and service on the system annually. This has not been an issue with this applicant, but it is something she wanted to bring to the Commission's attention as an additional requirement the applicant will need to continue to follow.

Lynn Bolin spoke on behalf of her application and stated that this Bed & Breakfast has always been her vision. She was born a city girl and after moving to the farm life and dairy business, she really wants to bring people into Iowa, specifically Butler County so people can see what Agriculture and Iowa really has to offer and give them that farm life experience. She is wanting to get everything in place before she opens for business. Commission Member Close inquired as to how long the dairy barn has been in operation and it was determined that it has been operating for 3 years and is an extension of her husband's family dairy that has been in operation for 125 years. Commission Member Close inquired as to how long the applicant has been in Iowa and it was determined that she went to Iowa State University where she met her husband and then they lived abroad, which is where she really developed her passion for this business. Jeff Kolb also spoke in support and stated that more lodging opportunities are needed in Butler County. There are very few hotels in Butler County and with Air B&B, this offers a unique opportunity. Commission Member Close stated that Butler County needs more business and it's exciting to see young people passionate about bringing business to the County.

A motion to approve the request for a Home Industry Permit for a Bed & Breakfast at 31000 – 175th St in the NW¼ SW¼ of Section 10, Township 92N, Range 15W was made by Jane Close and seconded by Ryan Norton. Motion unanimously approved.

New Business:

None

Public Comment:

None.

Meeting adjourned.

Misty Kroeze, Planning and Zoning Administrator

