

Planning & Zoning Meeting Minutes

7/18/19

Butler County Courthouse

Present

Planning and Zoning Commission members:

Janice Johnson

Ryan Norton

Deb McWhirter

Jane Close

Meinard Koop

Others:

Misty Kroeze, Zoning Administrator

Dale & Phyllis Schwechel

Steve Busse

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

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

Motion was made to approve the previous meeting minutes dated April 18, 2019, by Jane Close and was seconded by Deb McWhirter. Motion passed.

Old Business:

Zoning Administrator Kroeze stated that she had received the contract from INRCOG to update the Zoning Ordinance and she will be presenting that to the Board of Supervisors when they hold their public hearings on the current zoning applications.

Public Hearing:

Chair Johnson opened the public hearing to consider a minor plat submitted on behalf of CE Klinkenborg for property located in the NW¼ SW¼ of Section 29, Township 90N, Range 16W. Zoning Administrator Kroeze reported that the original parcel was a little over 10 acres and in 2015 the existing house along with 2 acres was split off and sold. Now they would like to split the remainder parcel into two more lots. Steve Busse was present on behalf of the application and stated that the North 2 acres will be transferred to C.E. Klinkenborg's son, Sam, while the Southern parcel is being sold to a third party and a possible new house is planned.

Chair Johnson inquired as to whether the City of Parkersburg has reviewed the Plat and it was determined that Steve Busse had talked with the Zoning Administrator, Chris Luhring, who saw no problems with the Plat, but he did decide to run it past his P&Z board and City Council which is scheduled for August 5th. Discussion was had as to whether there were any drainage issues and it was determined that the Eastern part of this parcel is a little wet but there really are no drainage issues evident. Discussion was had regarding the new house and it was determined that because the CSRs are over 70, they would need to obtain a variance from the Board of Adjustment. Administrator Kroeze stated that she did not foresee any issues with the variance being granted due to the unique location of this parcel being surrounded by the City of Parkersburg, including a Subdivision and other development. Steve Busse also stated that the aeriels do show a slight gap between an existing parcel line and it was determined that no gap actually exists, it's just the way it was drawn on the aerial which

is not exact. He also stated that the existing property line does run through an existing building so the owner of the parcel to the North will also sell a 7' x 100' sliver to Sam Klinkenborg, who will be receiving the North 2 acres being created with this plat along with the building, to rectify that. Board Member Norton questioned what area was in forest reserve and clarified that only one house was being proposed, which Administrator Kroeze confirmed was correct. Board Member Close had a question regarding a driveway to the existing house and it was determined that there is an Easement to Parcel N that will remain.

Administrator Kroeze did receive a call from Mark Buss who owns property across the road, which is located within the City limits of Parkersburg. His concerns dealt mainly with property taxes within the city limits vs. County. Discussion was had regarding where the city limits were located.

Motion to approve the minor plat was made by Deb McWhirter and seconded by Jane Close. Motion was unanimously approved.

Chair Johnson opened the Public Hearing on an application by Robert Abkes to rezone Parcel G located at 13412 – 321st St in Lot 1 of the Subdivision of the E½ of the NW¼ of Section 27, Township 90N, Range 18W from “A-1” Agricultural to “R-1” Residential. Zoning Administrator Kroeze reported that this is currently a 1.080 acre parcel in Austinville and the applicants are wanting to clean up the property lines in order to sell the existing house. They are proposing a 0.91 acre parcel, which does not meet the minimum lot size requirements for an AG zoned property so she made the suggestion that they apply for the rezone to R-1 which only requires a minimum lot size of 20,000 sq ft. Administrator Kroeze stated that it was probably zoned AG because it was tied to the surrounding farm ground but all the surrounding houses are already zoned R-1 so changing the zoning classification for this property would fit with the surrounding area. Board Member Norton inquired whether making the new lot 1.5 acres by including some of the farm ground would make it more valuable rather than rezoning and it was determined that it probably wouldn't due to its location. Zoning Administrator Kroeze did give the applicants that option. Phyllis Schwechel is one of the siblings that own the surrounding farm ground and was present on behalf of the application. Administrator Kroeze also pointed out an Easement for an existing septic tank that serves the building to the adjacent lot and while it isn't clear what it is for at this time, they will have to address it before the property transfers because it is not known where it goes from the tank or what exactly it is hooked up to.

A motion to approve the request to rezone Parcel G located at 13412 – 321st St in Lot 1 of the Subdivision of the E½ of the NW¼ of Section 27, Township 90N, Range 18W from “A-1” Agricultural to “R-1” Residential was made by Ryan Norton and seconded by Meinard Koop. Motion was unanimously approved.

New Business:

Administrator Kroeze discussed the final rezone for the Industrial Park expansion coming up in August and a date for the next meeting was discussed.

Public Comment:

None.

Meeting adjourned.

Misty Kroeze, Planning and Zoning Administrator

