

Board of Adjustment Meeting Minutes
February 27, 2024
Butler County Courthouse

Present

Board of Adjustment members:

Paul Leerhoff
Mark Gerdes
Habbo Fokkena
Jeff Reints
Carla Mulder

Others:

Misty Day, Zoning Administrator
Rich Trimble

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

A motion to approve the Agenda and the minutes of the previous meeting dated January 30, 2024, was made by Paul Leerhoff and seconded by Jeff Reints. Motion passed.

Old Business:

None

Public Hearing:

Chair Gerdes opened the public hearing on an application by Rich Trimble for a special exception for an accessory dwelling unit in the A-1 District located at 28817 – 290th St on Parcel C in the SE ¼ SE ¼ of Section 6, Township 90 North, Range 15 West of the 5th PM.

Administrator Day submitted her staff report outlining the accessory dwelling provisions found in Section IX(C)(3) which allow for an accessory dwelling unit as a special exception to the A-1 District for some level of medical care for the occupant.

Applicant Richard Trimble was present on behalf of his request and explained that his 75-year-old mother, who currently lives in Waterloo, doesn't get around like she used to and would like to live in the existing house while the accessory dwelling unit proposed would be for he and his wife. He would demolish the existing house when she moves on.

Discussion was had regarding the floodplain with Administrator Day providing a floodplain map showing that the area where the applicant is proposing the accessory dwelling unit is in the 500-year floodplain, which is not regulated so no elevation or floodplain permits would be required. No comments were received for or against the request.

Discussion was had regarding the residence and the property, and it was determined that no one is living there permanently yet as the applicant is trying to sell his other acreage. Richard stated that he has livestock there and is also storing two party buses he has, one that is for sale and the other that is for storage.

Public Hearing was closed.

A motion was made to approve the special exception by Habbo Fokkena and was seconded by Paul Leerhoff with the following stipulations:

Mom will be living there within one year or house will need to be torn down if the accessory dwelling is built.

House will be torn down within one year after she moves on and is limited to just the mother.

New Business:

None

A motion to adjourn the meeting was made by Carla Mulder and seconded by Jeff Reints. Meeting adjourned.

Misty Day, Zoning Administrator

