

Board of Adjustment Meeting Minutes
3/23/21
Butler County Courthouse

Present

Board of Adjustment members:

Mark Gerdes

Paul Leerhoff

Jeff Reints

Via Phone Conference

Jim Siebrands

Fern Feldman

Others:

Misty Day, Zoning Administrator

Robert & Paula Sterken

Jacob Huff

Todd Steere

Rick Steere

Mark 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 26, 2021, 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 Robert & Paula Sterken for a variance to CSR requirements for minimum lot size for a buildable lot on a parcel located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ in Section 7, Township 90 N, Range 17 W of the 5th P.M. Administrator Day presented her staff report and stated that the applicants were wanting to split off a 3.33 acre parcel on the very SW corner of their parcel to sell as a building lot. The CSRs range from 39 to 84, with only 21% having a CSR rating below 70 and our ordinance requires that 75% of a lot have a rating below 70. Applicants Robert & Paula Sterken were present on behalf of their application. Robert stated that he row cropped this ground until 5 years ago because it produces very low crop yield. He currently uses it as hay ground and gets roughly one cutting per year. Jake Huff was also present on behalf of the applicant and stated that they already have a buyer lined up who is wanting to build a single family home on this lot.

A motion was made to approve the variance to CSR requirements for minimum lot size by Jim Siebrands and was seconded by Fern Feldman. Motion was unanimously approved.

Chair Gerdes opened the public hearing on an application by Rick Steere for a variance to CSR requirements for minimum lot size for a buildable lot on a parcel located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ in

Section 27, Township 93 N, Range 17 W of the 5th P.M. Administrator Day presented her staff report and stated that the applicant is wanting to split approximately 1.72 acres off of his 17 acre parcel for his daughter to build a shouse. The proposed parcel has a CSR rating of 88 and is currently being utilized as a tree grove. Applicant Steere was present on behalf of his application and stated that his daughter was wanting to build a Morton building with a living quarters/apartment. It was determined that this area has never been farmed and that only 4 trees would be removed in the construction process. The building would be a 60' x 80' building. The Board inquired as to whether this type residence was permitted and it was determined that it was.

A motion to approve the CSR variance was made by Jeff Reints and seconded by Paul Leerhoff. Motion was unanimously approved.

New Business:

Administrator Day invited the Board to a meeting with the Planning & Zoning Commission and INRCOG regarding the ordinance update. Administrator Day was looking at April 15th for the meeting date.

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

Misty Day, Zoning Administrator

