

Board of Adjustment Meeting Minutes  
5/24/22  
Butler County Courthouse

**Present**

Board of Adjustment members:

Paul Leerhoff

Jeff Reints

Fern Feldman

Carla Mulder

**Absent**

Mark Gerdes

Others:

Misty Day, Zoning Administrator

Brad Hofer

Melody Massoth

Paul Leerhoff called the meeting to order at 7:30 a.m. Carla Mulder was introduced as the new Board Member who was appointed to fill the vacant seat.

A motion to approve the Agenda was made by Jeff Reints and seconded by Fern Feldman. Motion passed.

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

A motion to approve the minutes of the previous meeting dated December 28, 2021, was made by Fern Feldman and seconded by Jeff Reints. Motion passed.

**Old Business:**

Zoning Administrator Day updated the Board on the ammunition plant that was approved for a special exception permit but ended up not being able to open up at the location that was approved. Per the Board's direction, Administrator Day had reached out to the owner to suggest that he work with Jeff Kolb on finding a new location and he had reported that he had actually found a location in the city of Parkersburg.

**Public Hearing:**

Vice Chair Leerhoff opened the public hearing on an application by Daniel & Melody Massoth for a variance to CSR requirements for a buildable lot located in the NE¼ NW¼ in Section 31, Township 91 N, Range 15 W of the 5th P.M.

Melody Massoth and her father were present on behalf of the application. Melody stated that this is a large parcel with an old farmhouse and barn that will be torn down. For mortgage purposes they are wanting to split off approximately 7 acres to build a new house but because the new

proposed parcel did not include the existing farmhouse and buildings, the CSR variance is needed. They are planning to retire here from Ames and assist her father with his farm operation.

Administrator Day confirmed that the CSR was in the 80s, but the area consists mainly of timber. Administrator Day reported that she received a call from an adjoining property owner who was concerned that all of the trees would be removed in the construction process and expressed concerns of adding another driveway due to a hill. Administrator Day added that the County Engineer would need to issue a driveway permit if a new driveway is proposed and he would determine whether the site distance was safe to install another driveway. Mrs. Massoth stated that very few trees would be removed during the construction process and they will work with the Engineer on any driveway requirements necessary.

Public Hearing was closed.

A motion was made to approve the CSR variance for a buildable lot by Jeff Reints and was seconded by Carla Mulder. Motion was unanimously approved.

Vice Chair Leerhoff opened the public hearing on an application by Brad Hofer for a variance to the rear yard setback for a new house located at 32434 Ridge Ave in NW<sup>1</sup>/<sub>4</sub> in Section 25, Township 90 N, Range 16 W of the 5th P.M.

Brad Hofer was present on behalf of his application and stated that the lot was an old existing lot that they split back off to build a new house and he is requesting a 30 ft setback variance from the rear yard lot line instead of the 50 ft that is required. Mr. Hofer stated that his dad owns the surrounding parcel that includes a shop and the tornado took out the existing house that sat on his parcel. He plans to build the new house on top of the hill where the old house sat. The driveway will be a shared driveway with his dad's parcel and there is an existing well on site.

Public Hearing was closed.

A motion to approve the 30 ft setback variance was made by Carla Mulder and seconded by Fern Feldman. Motion was unanimously approved.

### **New Business:**

Administrator Day presented a synopsis of the zoning ordinance changes and stated that she was going to start the public hearing process with the Supervisors for adoption.

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

Misty Day, Zoning Administrator

