

Board of Adjustment Meeting Minutes  
June 27, 2023  
Butler County Courthouse

**Present**

Board of Adjustment members:  
Paul Leerhoff  
Jeff Reints  
Carla Mulder  
Habbo Fokkena

**Absent**

Mark Gerdes

**Others**

Misty Day, Zoning Administrator  
Todd Merryweather, Parkersburg

Paul Leerhoff called the meeting to order at 7:30 a.m.

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

A motion to approve the minutes of the previous meeting dated May 23, 2023, was made by Carla Mulder and seconded by Jeff Reints. Motion passed.

**Old Business:**

None

**Public Hearing:**

Paul Leerhoff opened the public hearing on an application by Todd Merryweather for a Special Exception to split off a 1.5-acre parcel to build a shop for his trucking business on Parcel C located in the SE¼ of Section 32, Township 90 North and Range 17 West of the 5th P.M.

Todd Merryweather was present on behalf of his application and stated that he wants to put up a 40' X 80' insulated, pole barn/shed to park his semi and do light maintenance. Todd's daughter, Emmy and significant other, Jason Rewerts, bought the 16.84-acre parcel from Larry and Mildred Rewerts and Todd is proposing to split a 1.5-acre lot from this parcel for the building since the bank and insurance company prefer to have the property and shed in Todd's name. Emmy and Jason have given consent to the project. Jason Rewerts is thinking of purchasing a truck in the future and Todd plans on retiring in 10-12 years leaving the building for Emmy and Jason's use.

Paul Leerhoff questioned the property ownership and it was determined that it was in Emmy and Jason's name. Administrator Day explained that the special exception is needed because it is not a permitted use due to ownership, otherwise it would be considered a home industry. Administrator Day confirmed that Emmy had emailed her consent to this request and Day also noted that there are other similar uses in the County.

Public hearing closed.

The Board had discussion on the proposal and determined that they saw no issues with granting the special exception. Administrator Day received no objections. The Board inquired about conditions and Administrator Day stated that there won't be any employees or customers, essentially just a storage shop, so no conditions are needed.

A motion was made to approve the special exception by Carla Mulder and was seconded by Jeff Reints. Motion was unanimously approved.

Paul Leerhoff opened the public hearing on the 2<sup>nd</sup> part of Todd Merryweather's application which is for a variance to lot width and side yard setback requirements on Parcel C located in the SE¼ of Section 32, Township 90 North and Range 17 West of the 5th P.M. Administrator Day stated that there is a 150' minimum lot width in the AG District and the proposed lot is 85'. Administrator Day also stated that if the 85' lot width was approved, the 25' side yard setback could not be met based on the proposed width of the building. Todd Merryweather stated that the well location is the reason why a narrow lot is being proposed. Todd drew out the proposed location of building for the Board. Discussion was had on surrounding farm ownership and it was determined to be owned by Jason's grandparents who sold them the property.

Public Hearing closed


Board had discussion on the proposal and determined that they saw no issues with granting the variance. Administrator Day suggested that the 25' setback to the South property line abutting the farm ground should be met and that the variance should be for the North property line abutting the acreage, which based on the width of the building, would be 20'.

A motion to approve the 20' variance to the North property line was made by Jeff Reints and was seconded by Carla Mulder. Motion approved.

**New Business:**

Pipeline Ordinance Update: we are hold until there is an outcome in the Shelby County injunction hearing before the Supervisors proceed with the 3<sup>rd</sup> reading. Jeff Reints noted the coalition meeting July 8<sup>th</sup>.

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

  
Misty Day, Zoning Administrator