

Board of Adjustment Meeting Minutes  
6/28/22  
Butler County Courthouse

**Present**

Board of Adjustment members:

Mark Gerdes  
Paul Leerhoff  
Jeff Reints  
Fern Feldman  
Carla Mulder

Others:

Misty Day, Zoning Administrator  
April Hoodjer

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 May 24, 2022, was made by Jeff Reints and seconded by Paul Leerhoff. Motion passed.

**Old Business:**

None

**Public Hearing:**

Chair Gerdes opened the public hearing on an application by Ted Hoodjer for a variance to the side yard setback for a new house located at 16575 Quarry Ave in SE NE in Section 2, Township 92 N, Range 16 W of the 5th P.M.

April Hoodjer was present on behalf of the variance request and stated that they are requesting a variance to allow their new dwelling to be located 10' from the South property line rather than the 25' setback that is required due to limited area available with a portion of their property including part of the river. April provided LOMA paperwork and copy of the site plans for the Board to review.

Chair Gerdes inquired about the adjacent property owner and whether they agreed to the setback and it was determined that the adjacent property is a private campground owned by the applicants and other joint owners. Discussion was had regarding the floods of 2008 and 2016 and it was determined that the property is not in the 100-year floodplain and while it did not flood during those events, the property was not accessible for about 2½ days in 2008. Applicant Hoodjer stated that they owned the property at that time and are aware of the impact those floods had on their property. Discussion was had regarding insurance and it was determined that the applicants have already looked into this issue and will also have a geengineer confirm the bank stability. Discussion was had regarding floodplain lines, house will be a slab with no basement and septic and well are already on site.

Public Hearing was closed.

A motion was made to approve setback variance by Paul Leerhoff and was seconded by Fern Feldman. Motion was unanimously approved.

**New Business:**

Administrator Day updated the Board on the Zoning Ordinance update and stated that the adoption was put on hold pending further review of the wind and solar energy sections.

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

Misty Day, Zoning Administrator

