

Board of Adjustment Meeting Minutes  
6/29/21  
Butler County Courthouse

**Present**

Board of Adjustment members:

Paul Leerhoff

Jeff Reints

Fern Feldman

*Via Phone Conference*

Jim Siebrands

Others:

Misty Day, Zoning Administrator

Prentice Karjens

Ryan Roepke, via phone conference

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

A motion to approve the Agenda and the minutes of the previous meeting dated March 23, 2021, was made by Jim Siebrands and seconded by Fern Feldman. Motion passed.

**Old Business:**

Zoning Administrator Day updated the Board regarding the Zoning Ordinance Update. There hadn't been much progress but the plan was to meet regularly with the Zoning Commission to get through the draft ordinance that INRCOG provided. Administrator Day also informed the Board that the Board of Supervisors had put a moratorium on alternative energy due to opposition to a wind farm project, in order to give us the opportunity to get the new ordinance in place.

**Public Hearing:**

Vice-Chair Leerhoff opened the public hearing on an application by Ryan Roepke for a special exception permit to operate a Firearm & Ammunition Manufacturing operation at 18739 Hwy 57 located in the N½ NE¼ in Section 28, Township 90 N, Range 17 W of the 5th P.M. Administrator Day presented her staff report and stated that the proposed property is a warehousing facility that is currently zoned "M" Manufacturing. Administrator Day brought up concerns regarding an adequate septic system serving the proposed building, as well as hazardous waste disposal and whether there would be any. A neighbor had contacted Administrator Day's office with some concerns, but without additional information concerning the actual business plan, she couldn't address his concerns. Applicant Roepke stated that he would like to open an ammunition and manufacturing plant for small caliber firearms including 9mms and 45s in order to increase his production. He is planning to have 10-24 employees the first year and continue to expand from there. Applicant Roepke stated that he is leasing a building from Sparrgrove Enterprise and the Bureau of Alcohol, Tobacco, Firearms & Explosives (ATF) has already okayed the location.

Board Member Reints inquired as to what Mr. Roepke would be manufacturing and it was determined that it would be mainly ammo with some custom firearms in the future. Board Member

Siebrands inquired as to whether this was Mr. Roepke's first ammunition business and it was determined that it was, but he had worked in the ammunition plant in Allison until it closed. Discussion was had concerning building permits and septic systems. Board Member Feldman inquired as to what his operation plan was and it was determined that he would be open by July 1, 2021, and his goal was to manufacture 10 million rounds the first year. Applicant Roepke stated that he has his FFL license plan and he has the truck and equipment, he is just waiting on zoning approval to get started. Prentice Karjens, who owns adjacent property, was present in support of the application and stated that it would be a great asset. Board Member Siebrands inquired about employees and it was determined that all employees would have a background check through the Sherriff's office or through ATF. Applicant Roepke confirmed that there would be no hazardous waste and the plant would not include a showroom for customers but rather the ammunition will be sold to stores and dealers.

A motion to approve the special exception for a firearm and manufacturing plant with the stipulation that a code compliant septic system will be installed within 120 days was made by Jeff Reints and was seconded by Jim Siebrands. Motion was unanimously approved.

**New Business:**

Administrator Day went into further explanation regarding the alternative energy ordinance and the meetings held with concerned citizens.

A motion to adjourn the meeting was made by Fern Feldman and seconded by Jim Siebrands. Meeting adjourned.

Misty Day, Zoning Administrator

