City of Butler Plan Commission

September 24, 2026: 6:00 PM

Call to Order: Greg Reed calling the Plan Commission meeting to order.

Roll Call/Attendance: Those in attendance: Greg Reed, Gale Ryan, Darren Alloway, Jim Davis, Adam Staley, Stuart Mutzfeld, Stephanie Rohm, Sandy Harrison (DeKalb Co. PC Representative) Mayor Mike Hartman, Chris Gaumer (City Planner), Don Stuckey (City Attorney). Members not in attendance: Kristian Hoff

Minutes: Mr. Reed briefly reviewed the minutes. Mrs. Rohm made a correction to the minutes with the spelling of her last name. Gale Ryan motion was made to approve the minutes from August 27, 2026, with the revisions. Stephanie Rohm seconded. All in favor. None opposed.

Public Hearings:

Kiracofe Homes Zone Map Amendment: Zone Map Amendment for approximately 5.5 acres from Multi-Family Residential (MFR) to Single-Family Residential (SFR). Chris Gaumer reviewed the staff report. Highlighting the location, existing zoning designation and proposed zoning designation.

Mr. Reed asked for comments from the public.

David Hottman, Independence St. has a concern is making sure no construction traffic comes down Independence St. and uses Basket Factory Rd.

Jim Kiracofe, Kiracofe Homes, states that all construction traffic will come off Basket Factory Rd. Further, he started that the property is now zoned for apartments but didn't fit the project area and decided to do single family homes; even though they could get more density and higher price.

No additional public comment and Mr. Reed closed public hearing.

There was no discussion between the Plan Commission.

Darren Alloway made a motion for a favorable recommendation to the Common Council. Gale Ryan seconded. All in favor. None opposed

Gale Ryan made a motion to adopt the proposed findings as presented. Jim Davis seconded. All in favor. None opposed.

Kiracofe Homes Preliminary Plat: Proposal for preliminary plat that will consist of a 38-lot subdivision for single-family residences. Chris Gaumer reviewed the staff report. Highlighting the location of the subdivision, the location of the proposed streets and lots. Mr. Gaumer highlighted the relocation and reconstruction of the County regulated drain. Mr. Gaumer future went on to remind the plan Commission that the development does meet the standards of the Zoning Ordinance for the zoning district.

Greg Reed asked about the lot numbers.

Joe Herendeen, Sauer Land Surveying, representing Kiracofe Homes, states that the lot numbers carry over from Chapman Trails Phase II and he carried over lot number pattern.

Mr. Reed asked about the sewer tie in.

Mr. Herendeen stated that the sewer will tie in on W. Liberty St. and run into the development and head South to Independence St. and then west to Basket Factor Road. He further discussed the storm sewer locations and plan for that development. The wetland has been delineated and do have approval to drain into the for stormwater.

Mr. Gaumer commented on the need for a pre-construction meeting with City departments because this is on the preliminary plat. Construction documents need to be prepared after the preliminary plat is approved.

Gale Ryan asked about the water infrastructure and water capacity for the project.

Mayor Hartman commented that the city flows about 200,000 – 250,000 gallons per day with capacity for upwards of 750,000 gallons per day.

Terry Fritch, Meadowmere Dr., addressed concerns about the County Regulated Drain and that during heavy rain, the tile is full. Mrs. Fritch also asked about a lift station for sanitary sewer.

David Hottman, Independence St., concerned about water in and along the homes on north side of Independence St. Independence St. is higher than Liberty St.

Donna Garman, representing Mayer Development Corp., owns the land north of this development. She is concerned about tiling (regulated drain and private) & drainage concerns. She thought drain would go under proposed retention pond. Is the pond detention or supposed to hold water.

Rick Walters, representing Butler Innovations LLC, states that their concern is that the improvement doesn't negatively impact the area. He remembered there being a lot of drainage concerns and flooding in this area.

Plan Commission members discussed the history of the area with flooding and drainage concerns.

Joe Herendeen, Sauer Land Surveying, representing Kiracofe Homes, states that there will not be a lift station, all sewers will be gravity sewers. As for the drainage concerns, the tile (regulated drain) is a 42" tile so there could be issues further down the tile that need to be addressed. If a private tile (or abandoned tile) is found during construction, it will get rerouted through the drainage system. Mr. Herendeen stated that they have a meeting with the County surveyor on Friday (09.25.26) to review the drainage plan.

Mr. Gaumer stated it still needs Drainage Board approval and that is a public meeting on October 1.

The Plan Commission members discussed the other concerns brought up.

No additional public comment and Mr. Reed closed public hearing.

Stuart Mutzfeld made a motion to grant preliminary plat approval with condition of the zoning change from Multi-Family Residential (MFR) to Single-Family Residential (SFR) & drainage concerns are addressed. Darren Alloway seconded. All in favor. None opposed.

Gale Ryan made a motion to adopt findings. Jim Davis seconded. All in favor. None opposed.

Text Amendment: City of Butler Zoning Ordinance Text Amendment to include Electronic Information Processing Facility, Limited as permitted & Special Exception uses as well as Development Standards. Chris Gaumer explained new language to the best of his ability and asked Andrew Provines, former City Planner, to further explain the language.

Greg Reed said this is not considered language for a data center. Mr. Gaumer agreed.

Stuart Mutzfeld requested clarification that this language will limit what is allowed because we don't have any language and limiting the scope of projects. Mr. Reed agreed.

Mr. Reed asked if they could put in their own dedicated air-conditioning unit. Andrew Provines explained the uses and allowing very small facilities. He further explained the Ordinance since it was created when he was the City Planner.

Adam Staley asked about the megawatts and asked if other members of the Commission have researched the size a facility can be with the megawatts allowed. He is concerned this could be too large.

Mr. Reed explained that the city needed this Ordinance to get guard rails in place because now, there is nothing in place.

Terry Fritch, Meadowmere Dr, asked where these facilities or areas these can go in.

Mr. Gaumer answered that they can look at online GIS sites for the zoning districts they are allowed.

No additional public comment and Mr. Reed closed public hearing.

Darren Alloway made a motion to continue the text amendment for additional research. Adam Staley seconded. All in favor. None opposed.

Reports:

Don Stuckey, City Attorney, discussed the Westside TIF district and the amended resolution due to the READI Grant not existing anymore. Explained he needed a motion to approve Resolution 01-2026

Adam Staley made a motion to approve amended Resolution 01-2026. Jim Davis seconded. All in favor. None opposed.

Other Business/Audience Comments:

None

Adjournment:

Stephanie Rohm made a motion to adjourn. Darren Alloway seconded. All in favor. None opposed. Meeting adjourned at 7:16 PM.

Greg Reed, President

Kristian Hoff, Vice President

Chris Gaumer, City Planner