

**Town of Buffalo
Minutes for the
Land Use Planning Commission
April 7th, 2021
@6:00 p.m.
Buffalo Town Hall**

Present-Gary Napralla, Kevin Wegner, Jon Mast, David Berg & Charlie Church

Others Present-

Meeting was called to order with the pledge of Allegiance at 7:00 p.m. by Jon Mast

Motion was made by Charles Church to approve the Agenda. Second by Kevin Wegner .

In Favor - 5 Opposed - 0 Motion Carried.

Motion by Charles Church to approve the minutes from March 7th, 2021 There was a 2nd by Gary Napralla.

In Favor - 5 Opposed - 0 Motion Carried.

Board Discussion and Recommendation to the Town Board regarding:

The proposed amendment to the Town of Buffalo General Zoning Ordinance Chapter 16, which proposed amendment is as follows:

on the proposed amendment to the Town of Buffalo General Zoning Ordinance Chapter 16, which proposed amendment is as follows:

Deletions shown as ~~strike through~~. Additions shown as ***bold italicized***

16.10(2)

Newly created lots and lots or parcels remaining after a land division shall provide a lot area of not less than ***30,000 square feet*** 5 acres and have a minimum width of 100 feet. Any land division must comply with the requirements of the Town of Buffalo Chapter 10 Subdivision and Land Division Ordinance.

16.10(4)

The minimum lot line setback shall be ***10*** 35 feet.

The board discussed the Proposed amendment- Charles Church stated that this was talked about at the last meeting. The Land use at prior meeting felt it was acceptable.

Regarding the 30,000 square feet minimum. Jon Mast stated that the purpose in his feeling is to keep the commercial properties together instead of spreading them all out in 5 acres increments. Jon Mast asked for any more input from the citizens. David Rieckman stated that when it was set up it was to stop multiple commercial businesses from popping up all over. It was intended to stay on the Hwy 22 commercial corridor. He feels that there are other opportunities for people to do home occupational businesses in many parts of the township. Is there another option to get this approved without making the minimum square foot so small and keep it the 5 acre minimum.

Motion by Charles Church to recommend to the Town Board to approve the changing from 5 acres to the 30,000 sq feet minimum. Second by David Berg.

IN FAVOR-4 OPPOSED-1 MOTION CARRIED

The Board Discussed changing the minimum line setback to 10 feet.

Tom Onofrey stated that he put that in because the small size of the 30,000 square foot. With 30,000 square foot lot it would not leave much room for a building with the 35 square foot setback. John Mcgwin stated that he did not agree with the 10 foot setback either. Fred Wollenburg stated that 10 foot is too close for a large commercial building. He feels that the 35 foot setback needs to stay in place. Jon Mast stated that if we went to a 25 foot setback it would give the long 100 foot wide lot size a buildable 30 foot space.

Jon asked if there was any more public discussion.

Motion by David Berg to recommend to leave the setback at 35 feet. Second from Kevin Wegner.

IN FAVOR-4 OPPOSED-1 MOTION CARRIED

Board Discussion and Recommendation to the Town Board regarding:

The proposed amendment to the Town of Buffalo General Zoning Ordinance Chapter 16, which proposed amendment, is as follows:

Lavern and Ruth Ann Kuhns who are requesting to **rezone from a Prime Agriculture (AG-1) District to a Commercial Business (CM-B) District**, lands described as follows:
Part of Lot 1, CSM 350 being part of the SW1/4-SE1/4 and the SE1/4-SW1/4, Section 22, T14N R10E, Town of Buffalo, containing 3 acres more or less.

Jon Mast asked Mr Kuhns if his request would fit in the Proposed Ordinance revision. Tom Onofrey stated that Mr Kuhns request would be 3 acres so would be within revision.

Motion from David Berg to recommend to the board to approve the Request from Lavern Kuhns Second from Charles Church.

IN FAVOR-5 OPPOSED-0 MOTION CARRIED.

The next Land Use Planning meeting will be on July 7th, 2021 (As Needed)

Motion to adjourn by Jon Mast. Second by Gary Napralla.

Meeting was adjourned