

**PUBLIC
TOWM MEETING
Town of Buffalo
May 28, 2008**

The Chairman called the meeting to order with the Pledge of Allegiance.

Present: Jean Rataczak, Jan Banicki, Donna Seddon, Fred Wollenburg, Mary-Anne Raab, David Rieckmann

Others: Garry Glover, Shirley Mast, Wayne Beahm, Barbara Beahm, Karen Wollenburg, Bill Bordihm, Margarete Worthington

Introduction of Town Zoning Map

Fred Wollenburg explained the draft Town Zoning Map.

Public Discussion—Questions and Answers

1. What are the setbacks on the different zones? The setback is different on AG-1 vs. AG-2 due to the minimum size requirement for AG-1 vs. AG-2. Road set back differs if it is a town road or county road or state highway. Discussion followed.
2. Why is the amount of commercial zoning different on the Omni map than the draft Town Zoning Map? The Omni Map is the projected future growth of the Town for ten years or around 2014. We do not feel that the Town has reached the projected commercial growth. There are areas that can come to the Board for a zoning change if they wish. Discussion followed.
3. Does Zoning adjust taxes? No, you are already taxed based on State guidelines.
4. What is the difference between the Land Use Planning Map and the draft Town Zoning Map? The Land Use Planning Map is based on the input of all the town residents from 2002 thru 2004, when it was adopted. The draft Town Zoning Map is a reflection of what our Town looks like today and on how the land is used.
5. What is the difference between Town Zoning and County Zoning? Town Zoning would require the Town to set the zoning and make all the decisions. County Zoning would require the Town to join and abide by the County's decisions. Building and variance decisions would go to the Town Board first then to the County Zoning for decisions. We can join at any time but we can only leave County Zoning if a major change is made to the County Zoning Ordinance. Discussion followed.
6. The Amish Community has made a lot of changes to the Town because of their farm based businesses. The additional traffic requires the Town to spend more money on the roads in the Amish Community. Does the Amish Community get more privileges than the other residents of the Town? No, anyone in the Town can start a farm based business if they have the desire. Farm based businesses are bringing in tourist dollars.
7. Why do we want County Zoning? We are paying for County Zoning through our taxes whether we use County Zoning or not. County Zoning has legal and enforcement avenues that the Town does not have. We have budgeted for legal fees for 2008 to enforce Town citations. Discussion followed.
8. Would the Town create a presentation on zoning that would also explain the difference between County Zoning and Town Zoning so residents can make an informed decision? Yes.

9. What will the wording of the referendum on zoning say? We are still developing the wording but will have to have it ready by July 15th.
10. What is the best way to reach all the residents and get them involved? Discussion followed.
11. The draft Town Zoning Map should reflect more commercial zoning on the north county line road. Discussion followed.

Affirm next Meeting Date

No date set.

Business Concluded

Mary-Anne Raab, seconded by Jan Banicki, made a motion to adjourn the meeting. Motion carried. Meeting adjourned.

Submitted by Donna Seddon, Town Clerk