

Town of Buffalo
Land Use Plan Commission Meeting
July 29, 2008

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

Present: Jan Banicki, Donna Seddon, Fred Wollenburg, Wesley Buss, David Rieckmann, Charlie Church

Others: Joel Burbach, Gene Mucciolo, Lee Kernen, Melvin Schmucker, Levi Schmucker

Approve Agenda

David Rieckmann, seconded by Jan Banicki, made a motion to add 3b. Levi Schmucker-Land Division Request and approve the agenda. All in favor, motion carried.

Approve Meeting Minutes

All previous minutes were approved at earlier joint meetings or the Town Board Meeting.

Land Division Request for Lee T. Kernen, Cousins 1, LLC.

Lee Kernen was present and he addressed the committee. He would like to correct an encroachment error found when the land was surveyed by selling Gerald Lynch five (5) acres of Lot #3 and dividing the balance of the 40.32 acres into two (2) 17.66 acre lots. He would also like to divide Lot #2, which is 40.12 acres into two (2) 20.6 acres lots. Driveway access would be on 14th Road or the new Rustic Road. To preserve the Rustic Road, he is proposing to have one access point for all four new lots. The ingress/egress easement paralleling 14th road would be setback 70 feet behind the existing trees and shrubs to preserve the view of the Rustic Road. Discussion followed. Mr. Kernen was asked to have two separate CSM made and to submit two separate applications. Discussion followed.

David Rieckmann, seconded by Charlie Church, made a motion to approve the application of Lot #3 to the Town Board. All in favor, motion carried.

Charlie Church, seconded by Fred Wollenburg, made a motion to approve the application for Lot #2 to the Town Board. All in favor, motion carried.

Levi Schmucker--Land Division Request

Levi Schmucker and Melvin Schmucker were present to represent their family. The family has purchased 65 acres from Allen McReath. They would like to divide the wooded area off of 12th Avenue to allow them to build a home for Levi. Questions and discussion followed. Donna Seddon, Town Clerk, will check the records as some of the Allen McReath property was already divided by CSM. This preliminary request will require more information and some research.

Town Zoning Referendum Update

Fred Wollenburg shared the additional feedback he has received from residents. The general consensus seems to be that Town zoning would be acceptable over County zoning. The residents do not want to lose local Town control of the zoning and variance issues. Discussion followed concerning:

1. More education and explanation of zoning, i.e. handouts at the Recycle Center
2. Enforcement of Town zoning
3. Development of a zoning committee or expanding the Land Use Planning Committee

Gene Mucciolo, past Town Chairman, addressed the Committee and explained that it was his understanding that zoning was part of the ten year plan for the Land Use Comprehensive Plan that was adopted by the Town in 2004. Discussion followed.

Charlie Church, seconded by Jan Banicki, made a motion to approve the use of the step approach to zoning the town and recommend adopting Town Zoning to the Town Board. Discussion followed. All in favor, motion carried.

Gene Mucciolo and Joel Burbach volunteered to help draft a new Town Zoning Ordinance using the draft zoning map.

Considerations of possible ordinances or changes to existing ordinances

Fred Wollenburg suggested that driveways, multiple residences on one lot, and building setback changes or additions be addressed in the new Town Zoning Ordinance draft.

Set next meeting date

The next Town Board Meeting will be Wednesday, September 3rd at 7 pm.

Adjourn

Wesley Buss, seconded by David Rieckmann, made a motion to adjourn. All in favor, motion carried. Meeting adjourned.

Submitted by Donna Seddon, Town Clerk