

**LAND USE PLANNING COMMITTEE
TOWN OF BUFFALO
APRIL 23, 2015
BUFFALO TOWN HALL**

Meeting was called to order by Fred Wollenburg, followed by The Pledge of Allegiance.

Present: Fred Wollenburg, Charles Church, David Rieckman, Laurie Beahm, Scott Kempley.
Others: Tom Wilson, Peggy Wilson, Charles Corso, Joie Woodard, Cecil Redstrom, Chris
Campion, Mary Campion, Karen Wojtalezicz, John Goetz, Randy Bro, Mike Stensrud, Robin
Bortz, Jim Cadigan, Char Clayton, Brian Clayton

Charles Corso introduced our guest speaker Mr. Mark Roffer.

The Agenda was approved.

Motion by Charles Church and second by David Rieckmann Motion Carried.

The minutes from last meeting were approved.

Motion by David Rieckman and second by Charles Church Motion Carried.

Mr. Mark Roffer began his presentation about Farmland Preservation and Zoning.

He began by saying that Buffalo is unique in that they do have a comprehensive plan in place and are working at updating it. When original map was put together in 2005 it was to generate something that would show the future outlook of where we wanted to be in 10 and then 20 years in the growth of our township. This map needs to be updated every 10 years which brings us to 2015. Because of the timing they are looking at doing the Farmland preservation map during this same time frame because there are factors that overlap between the two.

The first decision that needs to be made is whether or not we want to participate in the Farmland Preservation Program as a township. When mapping out the new 10 & 20 year maps we would be making the decision to add in the areas that would be in Farmland Preservation. If the township is in Farmland Preservation than anyone that meets the requirements would be able to get into the program.

Requirements are as follows:

1. Property would have to be shown on the county plan as Farmland Preservation Area.
2. Property would have to be zoned in a district LIKE Ag 1 (would have similar standards)
3. All Property Taxes on said property would have to be up to date.
4. Would have to have a Conservation Plan and Nutrient Management Plan.
5. Would have to generate \$6000 per year or \$18000 over last 3 years.

There are no minimum land acreage requirements. Everyone that signs up has the choice each year whether they want to stay in program. A Landowner does not have to participate even if they are in the Farmland Preservation Area.

If the town is in the Farmland Preservation Program the current AG-1 district would be tweaked to meet requirements.

The Broad plan is that the township would have to follow the 80/20 rule being that there is no more than 20 % of this land that is to be zoned Ag-2, Ag-3 etc. and that 80 % has to be similar to what is now know as the Ag-1 district (with some changes.) This was explained in detail.

The County has to have their mapping done by end of year. Because of all of the channels that the maps need to go through before that time we are asked to submit our new draft maps to them by June 1st.

Discussion on concerns about Commercial zoned land were brought up and addressed. The process of taking care of this issue could be started in the layout of the 10 year plan map and then addressed again when zoning map is being done to finalize.

Meeting date was set to begin a work session to begin the process of doing the draft map. Everyone is encouraged to come and give input. People are to pass the word to their neighbor to get as many peoples input as possible.

Public Work Session Meeting is set for Thursday, May 7th at 7:00 p.m.

The presentation can be seen on Marquette County's website.

Motion to Adjourn by Charles Church

Second by Scott Kempley

Motion Carried.

Submitted by Laurie Beahm Town Clerk