

Township of Buffalo
Plan Commission
Minutes
August 4th, 2016
7 p.m. Town Hall

Present: Scott Kempley, Jan Banicki, Fred Wollenburg, Wess Buss, Charles Church & Laurie Beahm

There were 10 additional people in attendance.

The Chairman Scott Kempley called the Meeting to Order with the Pledge of Allegiance at 7:00 pm.

Agenda

Jan Banicki, made a motion to approve the agenda as read. Second by Fred Wollenburg. IN FAVOR – 5 OPPOSED – 0 Motion carried.

Meeting Minutes

Fred Wollenburg made a motion to approve the minutes from the June 2016 meeting as read. Second by Jan Banicki. IN FAVOR – 5 OPPOSED -0 Motion Carried.

The Planning Commission discussed the draft zoning map. It was explained about the animal units and how its measured. Fred Wollenburg spoke about concern about AG2 acreage. He feels it should be a 20 acre minimum instead of 10 acre minimum.

The board discussed the animal units in relation to the Ag 3 areas. In a 2-5 acre Ag 3 parcel the limit is 2 animal units. The board discussed making changes to the Ag 3 to make it more in line with the other districts.

There was a motion by Jan Banicki to recommend to the Town Board to change the animal units in the Ag3 districts 3 animal units at 5 acres and to allow from 6 acres and up to have 1 additional animal unit per acre. Second by Fred Wollenburg. IN FAVOR-5 OPPOSED – 0 Motion Carried.

Charles Church called for a vote on the recommendation to accept the draft zoning ordinance and map.

Jan Banicki made a motion to recommend to the board to accept the proposed Chapter 16 ordinance and the proposed zoning map. Second by Wess Buss. IN FAVOR-4 OPPOSED-0 Motion Carried.

The Planning Commission discussed the requirements for a CSM or a Combination deed. The towns current ordinance stated any division under 40 acres requires a CSM. The board read the requirement and thought that this should be looked in to. The board will review Chapter 10 to discuss later.

The Planning Commission discussed a draft form for Section 236.21 Exchange between adjacent land owners. Charles Church stated that he had checked on this issue. It should be 236.45. He also stated that we have no jurisdiction over this. Members of the board stated that the intent was to just know what is going on. Charles stated that the draft is an application. He stated that he can't find anywhere in the statutes where this is allowed. Tom stated that if he would request of the Register of Deeds to let him know if any of these transactions were being done they would probably do this. Then he would notify

the board. Charles Church said that there is an Attorney General's opinion on this matter. He offered to check in to this as the Town's Lawyer.

Motion to defer or table this to get further clarification on this and to have Charles Church check in to this further by Fred Wollenburg. Second by Jan Banicki.

Next meeting as needed.

Jan Banicki made a motion to adjourn, second by Scott Kempley.

Meeting was adjourned

Submitted by Laurie Beahm, Town Clerk