

**CITY OF BUFFALO CITY PUBLIC HEARING -
MONDAY, JULY 13, 2020-MUNICIPAL BUILDING – 6:30 PM**

The Buffalo City Council public hearing to discuss proposed zoning ordinance changes was called to order at 6:30pm by Mayor Kevin Mack. Roll call: Jeannie Czaplewski, Larry Johansen, George Fuller and Niki Secrist. Also present: city superintendent Stan Meier. Citizens present: Jared Cyrus

Mack opened meeting to public comment and discussion by the board. No public comments were heard. The council discussed changing the definition of accessory building so it could be allowed to be built on an empty lot not adjoining lots a primary residence is on. Czaplewski is concerned that people build a shed with no plans to ever build an actual house. Fuller agreed the change could end up making the city lose tax dollars from potential homes that could be built on the lots instead. Mack said he thought the ordinance change could help people who have empty lots maintain the property if have a shed for mower and other equipment located at the property. Discussed garage height maximum. Council has seen a trend that most in the community would like to build a garage with a 10 foot door for easier access. The current 15-foot height restriction on unattached garages does not allow for that access. Council agrees raising the maximum height of an unattached garage to 18 feet makes sense

Discussed removing the stipulation one private garage and accessory buildings per property. The ordinance hasn't been followed for years. Many properties have more than one garage located on them.

Discussed adding the word industrial district into the section of the ordinance that gives the board of appeals authority to grant conditional use permits in a residential district. They currently have the authority to grant conditional use for commercial uses. This would give them the authority to grant conditional use permits for industrial uses as well. Fuller clarified this is not changing the zoning at all, just giving the board of appeals the authority to consider a conditional use permit for industrial use. The board has the authority to put as many stipulations on a conditional use permit as they see fit.

Motion Johansen, second Czaplewski to close the public hearing. All yes. Motion carried.

**CITY OF BUFFALO CITY REGULAR MEETING-
MONDAY, JULY 13, 2020-MUNICIPAL BUILDING – 7:00 PM**

The regular meeting of the City of Buffalo City Common Council was called to order by Mayor Kevin Mack at 7 p.m. Roll call: Jeannie Czaplewski, Larry Johansen, George Fuller and Niki Secrist. Citizens present: Jared Cyrus. Also present: City Superintendent Stan Meier.

Motion Czaplewski, second Secrist to approve minutes from the previous meetings. All yes, motion carried.

Building – Discussed options for changing Ordinance No. 61 Zoning of the City of Buffalo City Code Book. Motion Johansen, second Fuller to approve change to the zoning ordinance as follows: Accessory Building definition - change word abutting to adjacent and add the words “which must be within 20 feet of the lot the main building is located on. Accessory Building must not be more than 100 feet from the main building. Private Garage Height – change 15 feet maximum to 18 feet maximum. Number of garages: Remove Residential District 350-5 (A)(2) – One private garage and accessory buildings. Add Industrial to conditional use: 350-5(B)(8) – Add word Industrial as a permitted conditional use. All yes, motion carried.

Nine permits issued this month. Waiting on a permit application for a large concrete job.

Letter will be sent to River Rd property owner that has a deadline of November to build a house attached to his garage built three years ago.

Council discussed Conditional use permit recommendations for the possible approval of a light welding and fabrication shop in a residential district. Cyrus said he would like to use the back shop at his new residence for welding/fabricating with a small workforce of one or two employees. Mostly all operations will be contained in the building with limited projects at one time. Council discussed recommendations they would like to make to the Board of Appeals that will consider the conditional use permit at their July 23 meeting. Council consensus to tell Board of Appeals they would like to see operating hours that create any noise limited to possibly 7am to 8pm. Would like to also see most materials contained in the building with possible restrictions on where any materials may be located outside. Limited number of commercial or project vehicles should be allowed parked on the property as well. Council feels the guidelines should be based on neighbor opinions if any are in attendance at the meeting.

Cemetery – Meier said the cemetery has a beetle problem that he will be treating. The columbarium is scheduled to be placed this week. Council would like to thank the Friends of the Cemetery group that was recently organized for the great job they are doing at keeping the cemetery flowers and cemetery in general looking so great. Group is watering a few times a week, deadheading flowers, keeping veterans' flags in place and anything else they see that can keep the cemetery looking better. Council would like to do something for the group of volunteers at a later date to show their appreciation.

Finance – Czplewski asked to have the 2019 audit discussion tabled until next month so everyone has time to review the documents that just came today. Audit will be on August agenda.

Recreation – Superintendent would like thank you sent to Wabasha Sand and Gravel for donating the pea gravel for the new swing set. Council would also like to thank Doris and Ralph Ruben for their significant donation for the new swing set in the park. Their donations for many things around the city over the years are very much appreciated. Park is in process of being seeded. Basketball court sealing will need to be looked at in next year's budget. Secrist would like to look into a splash pad in the future as something more for kids in the area to do. The cost would be significant but could be planned over a few years and we could seek donations.

Health & Safety – Discussion on the ambulance service and talking with other communities at the tri-community meeting next month.

Updates on property maintenance issues. 18th Street property cleanup has until the end of the month. Another letter needs to be sent. They have not shown any improvement. 19th Street property looks better than it has in a long time but still needs a lot of work. Piles are still in many places. Mack and Johansen would like a letter sent to acknowledge the improvement and request work continues to avoid fines. 9th Street Property do not feel improvements have been made. Johansen will stop to see owner again and make sure he understands that fines will be issued if progress is not made by the end of the month. Dumpster on Belvidere Street is supposedly going to be removed by the end of the month. Will revisit in August if not removed. Mack would like to look at property on Belvidere/9th Street with the State Building Inspector to hopefully take the steps to get it condemned. Request clerk send final mowing warning letter to property owner on County OO. City will mow property from now on if it continues to get long and charges will be placed on tax bill.

Public Works – Crack sealing discussed. Will table and relook at August after reviewing 2019 Audit.

Riverfront – Rubens would like to donate two benches to put at the 2nd street dock. Re-inspections had to be rescheduled due to weather. Hoping this week. Upper spring lake docks will be put in next year.

BBC – All county recycle facilities are now open again.

Mayor Update – Motion Johansen, second Czaplewski to approve sale of Lot 1 of Certified Survey Map No. 648, Volume 5 CSM, Page 55, as Document No. 269851, Buffalo County Register of Deed’s office. (Formerly City owned block on 17th Street) for the amount of \$8,510 to Gerry Conway. Amount equal to the sale of Lot 1 in 2019 after sealed bids were requested. All yes, motion carried.

ATV ordinance discussion: County considering ATV ordinance for county-wide trail options. Council does not want to promote access to the Corps of Engineers owned dike road at the end of Spring Lake. We were warned several years ago that all access to the dike could be revoked if too many start driving ATVs on it. Czaplewski said the dates and times designated in the proposed ordinance would also not be affective for hunter or fishermen that would use ATVs in the City. Council will decide what recommendations or comments they want to convey to the county at the August meeting before the County votes on the ordinance. The ordinance would not allow ATVs in the City without a city passed ordinance that would need to follow the county’s ordinance.

City Superintendent – Sweeping is done. Has had a lot of help in the parks with recent community service workers.

Motion Johansen second Secrist to pay bills. All yes, motion carried. Motion Czap second Fuller to adjourn. All yes, motion carried.

Kevin Mack, Mayor

Jenny Ehlenfeldt, Clerk

_____ date approved