

**BUILDING COMMITTEE-MONDAY, MAY 6, 2024-5:30 PM
AT THE BUFFALO CITY MUNICIPAL BUILDING**

The Buffalo City Building Committee was called to order by chairman Ben Holien. Present: Larry Johansen, George Fuller and Clerk Jenny Ehlenfeldt.

Committee discussed possible changes to the zoning ordinance as they relate to hardships that the Board of Appeals could take into consideration when determining variance requests. Holien explained to the committee that the way the state guidelines are set up to govern the Board of Appeals variances for hardships do not include things like wells and septic systems on city parcels. Most of the hardships the state outlines have to do with waterways and other outlying areas. Our City is unique in that we have small lot sizes that have to fit septic systems and wells on the properties but also must maintain state mandated setbacks for these systems. Committee would like to include wording in the zoning ordinance that defines a Hardship as “ any septic, well or utility placement that makes it uniquely difficult to comply fully with the outlined zoning regulations.”

Also discussed taking the term limits out of the zoning ordinance for the Board of Appeals. The limits have been part of the ordinance and not followed for many years. Committee feels our small community has a hard time finding anyone to serve on these boards and we should keep the good board members we have. Mayor appointments are reviewed yearly by the council at public meetings.

Committee also discussed the ordinance allowing building garages across the alley within the parameters set from a residential home. The loophole in that ordinance is allowing a garage to be built and then the parcel probably be sold to someone else so it will be a stand-alone garage in the City. City can not regulate the future use of any lot once the garage is built on it. Committee would like the Council opinion on whether or not garages being built across alley or even across the street from a residence at this time would be an issue. Discussed value of garage vs. house or empty lot.

Committee reviewed the county floodplain ordinance. The city’s floodplain is considered part of the county’s flood fringe guidelines. Holien would like to see the City zoning ordinance refer to the county floodplain ordinance for regulations. Johansen will review the ordinance. More discussion and review is needed. Unsure if the ordinance covers enough mitigation of floodwaters and how they affect neighboring property owners.

Discussion on vacating part of an alley that already has had a section vacated. Will refer to the Council.

Motion Fuller, second Johansen to adjourn the meeting. All yes, motion carried.

Ben Holien, Mayor

Jenny Ehlenfeldt, Clerk

_____date approved