

## **Buffalo County Minutes**

<b><u>Committee:</u></b>	Zoning Board of Adjustments
<b><u>Date of Meeting:</u></b>	June 15, 2021
<b><u>Electronic and Hard Copy Filing Date:</u></b>	July 23, 2021

The Board of Adjustment public hearing was called to order at 9:00 a.m. by Chairman, Dale Klopp. Ron Kazmierczak and Dale Klopp were present. Barry Draskowski absent and excused.

Others present for all, or part of the public hearing include Michael Owecke, Zoning Administrator, Anissa Glaus, Zoning Administrative Assistant, Briar Golden, Zoning Specialist, Thomas and Sue Roskos and Greg Roskos.

### **Applicant Presentation and Testimony**

Tom Roskos explained that they have a building previously used for a farm-based business, that they no longer utilize. They would like to use it again and invite other vendors to come to their farm, like a farmers' market. Tom explained that they are already licensed to sell their beef and lamb meat. The building they have will contain a kitchen; in case they decide to make food in the future. The hope is to give people a farm experience, and to help other small businesses. Tom said they plan to start as a farmers' market and then expand based on needs and how the community responds to it.

### **There Were No Public Comments**

### **Questions to Applicant by BOA Members and Zoning Staff**

Mr. Kazmierczak questioned the number of people that are expected to be at these vendor events and how advertising was going to be done. Mr. Roskos explained that they would start by inviting vendors they know, who may like to participate, and advertising for customers would be done through papers or social media. Mr. Roskos stated that they are hoping to keep the first one small, to get a feel for how they are going to go and how they should do things differently.

Mr. Klopp questioned parking and where that would be. Mr. Roskos explained that there is plenty of space for parking. They have part of a field area designated for now but can make other areas used for parking as well, depending on number of people, and there will be no need for anyone to have to park on the town road.

Mr. Klopp also questioned how many events per year there would be and if they would be serving food. Mr. Roskos explained that for now he is expecting approximately 4 events per year, depending on demand from customers and how they turn out. He also explained that at this time they are not planning on having food consumed on premises, it will be more of a retail type vendor market, where customers will buy food, and take it home to prepare it.

Mr. Owecke questioned how the revenue part of the business would work. Mr. Roskos explained that the first event would be an introductory event and then after that it would be a flat fee for

vendors for their booth setup spot. Tom also explained that as of now they are not licensed for a commercial kitchen but are considering it after they see how the first year goes.

Mike asked what they were going to do for insurance as that is a requirement. Tom explained that they have a policy which covers commercial liability and would cover the products and anything they do on a commercial basis. They have an Agricultural policy on the LLC that covers anything with cropping and livestock and a personal policy which covers the building and land and any activities that are personal in nature. The commercial policy would cover any customers or vendors injured on their property.

**No Additional Correspondence Received**

**No Site Visit Needed**

Motion to approve the CUP #2021-2, application for a farm-based business, subject to the conditions made by the Zoning Department, made by Dale Klopp and seconded by Ron Kazmierczak. The conditions are as follows:

1. All appropriate measures will be taken by the applicants to ensure the public's health, safety, and general welfare when hosting events.
2. The applicant shall hold and maintain liability insurance and provide evidence of such to the Zoning Department.
3. Applicants shall provide portable toilets for guests; minimum of one toilet per 50 guests.
4. Guest parking on public roads is prohibited.
5. Advertising signs may not be located in the highway right-of-way. A single free-standing on-premise sign shall be allowed with a maximum area of 24 square feet.
6. The operation of a commercial kitchen shall require licensing by the Health Department. (A sanitary system review is not required as the proposed food prep structure is served by a holding tank.)

**Minutes from February 23, 2021, Meeting** Subject to one spelling change, Ron Kazmierczak made a motion to approve the minutes from the previous meeting, seconded by Dale Klopp.

The board of Adjustment meeting was adjourned at 10:00 a.m.

