

**Doc. No. A 1168203**

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# *Buffalo*

CITY OF BUFFALO, MINNESOTA

## AIRPORT SAFETY ORDINANCE FOR BUFFALO MUNICIPAL AIRPORT

Adoption Date 10-05-2010

Approved by Joint Airport Zoning Board

This ordinance amends and replaces Buffalo Municipal  
Zoning Ordinance adopted September 30, 1974

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# TITLE AND INTRODUCTION

BUFFALO MUNICIPAL AIRPORT ZONING ORDINANCE

BUFFALO MUNICIPAL AIRPORT JOINT AIRPORT ZONING BOARD

AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT OF STRUCTURES AND OBJECTS OF NATURAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, IN THE VICINITY OF THE BUFFALO MUNICIPAL AIRPORT BY CREATING THE APPROPRIATE ZONES AND ESTABLISHING THE BOUNDARIES THEREOF; PROVIDING FOR CHANGES IN THE RESTRICTIONS AND BOUNDARIES OF SUCH ZONES; DEFINING CERTAIN TERMS USED HEREIN; REFERRING TO THE BUFFALO MUNICIPAL AIRPORT ZONING EXHIBITS WHICH ARE INCORPORATED IN AND MADE A PART OF THIS ORDINANCE; PROVIDING FOR ENFORCEMENT; ESTABLISHING A BOARD OF ADJUSTMENT; AND IMPOSING PENALTIES.

IT IS HEREBY ORDAINED BY THE BUFFALO MUNICIPAL AIRPORT JOINT AIRPORT ZONING BOARD PURSUANT TO THE AUTHORITY CONFERRED BY MINNESOTA STATUTES SECTION 360.061 THROUGH 360.074, AS FOLLOWS:

**SECTION I: PURPOSE AND AUTHORITY**

The Buffalo Municipal Airport Joint Airport Zoning Board, created and established by joint action of the City Council of the City of Buffalo and the Board of Commissioners of Wright County, pursuant to the provisions and authority of Minnesota Statutes Section 360.063, hereby finds and declares that:

- A. An airport hazard endangers the lives and property of users of the Buffalo Municipal Airport, and property or occupants of land in its vicinity; and also if of the obstructive type, in effect reduces the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of said Airport and the public investment therein.
  
- B. The creation or establishment of an airport hazard is a public nuisance and an injury to the region served by the Buffalo Municipal Airport.
  
- C. For the protection of the public health, safety, order, convenience, prosperity, and general welfare, and for the promotion of the most appropriate use of land, it is necessary to prevent the creation or establishment of airport hazards.
  
- D. The prevention of these airport hazards should be accomplished, to the extent legally possible, by the exercise of the police power without compensation.
  
- E. The prevention of the creation or establishment of airport hazards, and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds.
  
- F. The Buffalo Municipal Airport is an essential public facility that serves an important public transportation role and provides a public good.
  
- G. SEC. 11.27. of the Buffalo Code of Ordinances Land Use Regulations states that "Airport development and operation as well as applicable surrounding and adjacent development and use shall be regulated subject to Minnesota Statutes, Chapter 360, as may be amended." This ordinance provides the protection and promotion of public safety by providing jurisdiction over persons and property.
  
- H. This Ordinance amends and replaces Buffalo Municipal Airport Zoning Ordinance adopted September 30th 1974.

**SECTION II: SHORT TITLE**

This Ordinance shall be known as the "Buffalo Municipal Airport Zoning Ordinance." Those sections of land affected by this Ordinance are indicated in Exhibit "A", which is attached to this Ordinance.

**SECTION III: DEFINITIONS**

As used in this Ordinance, unless the context otherwise requires:

"*AIRPORT*" means the Buffalo Municipal Airport located in the west half of Section 33, Township 120 North, Range 25 West.

"*AIRPORT ELEVATION*" means the established elevation of the highest point on the usable landing area which elevation is established to be 968 feet above mean sea level.

"*AIRPORT HAZARD*" means any structure, tree, or use of land which obstructs the air space required for, or is otherwise hazardous to, the flight of aircraft in landing or taking off at the airport; and any use of land which is hazardous to persons or property because of its proximity to the airport.

"*COMMISSIONER*" means the Commissioner of the Minnesota Department of Transportation.

"*CONFORMING USE*" means any structure, tree, or object of natural growth, or use of land that complies with all the applicable provisions of this Ordinance or any amendment to this ordinance.

"*DWELLING*" means any building or portion thereof designed or used as a residence or sleeping place of one or more persons.

"*ESTABLISHED RESIDENTIAL NEIGHBORHOOD IN A BUILT UP URBAN AREA*" means an area which, if it existed on or before January 1, 1978 shall be considered a conforming use that shall not be prohibited.

"*HEIGHT*," for the purpose of determining the height limits in all zones set forth in this Ordinance and shown on Exhibits, the datum shall be mean sea level elevation unless otherwise specified.

"*LANDING AREA*" means the area of the airport used for the landing, taking off, or taxiing of aircraft.

"*NONCONFORMING USE*" means any pre-existing structure, tree, natural growth, or land use which is inconsistent with the provisions of this Ordinance or an amendment hereto.

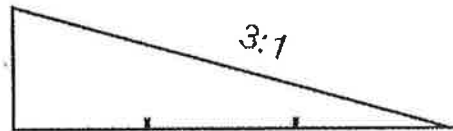
"*NONPRECISION INSTRUMENT RUNWAY*" means a runway having an existing or planned straight-in instrument approach procedure utilizing air navigation facilities with only horizontal guidance, and for which no precision approach facilities are planned or indicated on an approved planning document.

"*PERSON*" means an individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

"*PLANNED*," as used in this Ordinance, refers only to those proposed future airport developments that are so indicated on a planning document having the approval of the Federal Aviation Administration, Minnesota Department of Transportation Office of Aeronautics, and the City of Buffalo.

*RUNWAY*" means any existing or planned paved surface or turf covered area of the airport which is specifically designated and used or planned to be used for the landing and/or taking off of aircraft.

*SLOPE*" means an incline from the horizontal expressed in an arithmetic ratio of horizontal magnitude to vertical magnitude.



Slope = 3:1 = 3 feet horizontal to 1 foot vertical

"*STRUCTURE*" means an object constructed or installed by man, including, but without limitations, buildings, towers, smokestacks, earth formations, and overhead transmission lines.

"*TRAVERSE WAYS*," for the purpose of determining height limits as set forth in this Ordinance, shall be increased in height by 17 feet for interstate highways; 15 feet for all other public roadways; 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for private roads; 23 feet for railroads; and for waterways and all other traverse ways not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it.

"*TREE*" means any object of natural growth.

"*UTILITY RUNWAY*" means a runway that is constructed for, and intended to be used by propeller-driven aircraft of 12,500 pounds maximum gross weight and less; and is less than 4,900 feet in length.

"*VISUAL RUNWAY*" means a runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on an approved planning document.

"*WATER SURFACES*" for the purpose of this ordinance, shall have the same meaning as land for the establishment of protected zones.

#### **SECTION IV: AIR SPACE OBSTRUCTION ZONING**

A. **AIR SPACE ZONES:** In order to carry out the purpose of this Ordinance, as set forth above, the following air space zones are hereby established: Primary Zone, Horizontal Zone, Conical Zone, Approach Zone, Precision Instrument Approach Zone, and Transitional Zone, and whose locations and dimensions are as follows:

1. **PRIMARY ZONE:** All that land which lies directly under an imaginary primary surface longitudinally centered on a runway and extending 200 feet beyond each end of Runway 18-36. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of the primary surface is 500 feet for Runway 18-36.
  
2. **HORIZONTAL ZONE:** All that land which lies directly under an imaginary horizontal surface 150 feet above the established airport elevation, or a height of 1,118 feet above mean sea level, the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is 5,000 feet for Runway 18-36.
  
3. **CONICAL ZONE:** All that land which lies directly under an imaginary conical surface extending upward and outward from the periphery of the horizontal surface at a slope of 20:1 for a horizontal distance of 4,000 feet as measured outward from the periphery of the horizontal surface.
  
4. **APPROACH ZONE:** All that land which lies directly under an imaginary approach surface longitudinally centered on the extended centerline at each end of a runway. The inner edge of the approach surface is at the same width and elevation as, and coincides with, the end of the primary surface. The approach surface inclines upward and outward at a slope of 40:1 for Runway 18-36. The approach surface expands uniformly to a width of 3,500 feet for Runway 18-36 at a distance of 10,000 feet.
  
5. **TRANSITIONAL ZONE:** All that land which lies directly under an imaginary surface extending upward and outward at right angles to the runway centerline and centerline extended at a slope of 7:1 from the sides of the primary surfaces and from the sides of the approach surfaces until they intersect the horizontal surface or the conical surface. Transitional surfaces for those portions of the precision instrument approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the precision instrument approach surface and at right angles to the extended precision instrument runway centerline.
  
- B. **HEIGHT RESTRICTIONS:** Except as otherwise provided in this Ordinance, and except as necessary and incidental to airport operations, no structure or tree shall be constructed, altered, maintained, or allowed to grow in any air space zone created in SECTION IV A so as to project above any of the



imaginary air space surfaces described in said SECTION IV A hereof. Where an area is covered by more than one height limitation, the more restrictive limitation shall prevail.

- C. **BOUNDARY LIMITATIONS:** The air space obstruction height zoning restrictions set forth in this section shall apply for a distance not to exceed one and one half miles beyond the perimeter of the airport boundary and in that portion of an airport hazard area under the approach zone for a distance not exceeding two miles from the airport boundary.

**SECTION V: LAND USE SAFETY ZONING**

- A. **SAFETY ZONE BOUNDARIES:** In order to carry out the purpose of this Ordinance, as set forth above, to restrict those uses which may be hazardous to the operational safety of aircraft operating to and from the Buffalo Municipal Airport, and, furthermore, to limit population and building density in the runway approach areas, thereby creating sufficient open space to protect life and property in case of an accident, there are hereby created and established the following land use safety zones:

- 1. **SAFETY ZONE A:** All land in that portion of the approach zones of a runway, as defined in SECTION IV A hereof, which extends outward from the end of the primary surface a distance equal to two-thirds of the planned length of the runway, which distance shall be 2,134 feet for Runway 18-36.
- 2. **SAFETY ZONE B:** All land in that portion of the approach zones of a runway, as defined in SECTION IV A hereof, which extends outward from Safety Zone A a distance equal to one-third of the planned length of the runway, which distance shall be 1,066 feet for Runway 18-36.
- 3. **SAFETY ZONE C:** All land which is enclosed within the perimeter of the horizontal zone, as defined in SUBSECTION IV A hereof, and which is not included in Safety Zone A or Safety Zone B.
- 4. **EXCEPTIONS – ESTABLISHED RESIDENTIAL NEIGHBORHOODS:**  
There are no areas designated as Established Residential Neighborhoods in Built up Urban Areas based upon the status of development existing on January 1, 1978.

B. USE RESTRICTIONS:

1. GENERAL: Subject at all times to the height restrictions set forth in SECTION IV B, no use shall be made of any land in any of the safety zones defined in SECTION V A which creates or causes interference with the operations of radio or electronic facilities on the airport or with radio or electronic communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and other lights, results in glare in the eyes of pilots using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking off, or maneuvering of aircraft.
  
2. ZONE A: Subject at all times to the height restrictions set forth in Subsection IV B and to the general restrictions contained in Subsection V B 1, areas designated as Zone A shall contain no buildings, temporary structures, exposed transmission lines, or other similar above-ground land use structural hazards, and shall be restricted to those uses which will not create, attract, or bring together an assembly of persons thereon. Permitted uses may include, but are not limited to, such uses as agriculture (seasonal crops), horticulture, animal husbandry, raising of livestock, wildlife habitat, light outdoor recreation (non-spectator), cemeteries, and automobile parking.
  
3. ZONE B: Subject at all times to the height restrictions set forth in Subsection IV B, and to the general restrictions contained in Subsection V B 1, areas designated as Zone B shall be restricted in use as follows:
  - a. Each use shall be on a site whose area shall not be less than three acres.
  - b. Each use shall not create, attract, or bring together a site population that would exceed 15 times that of the site acreage
  - c. Each site shall have no more than one building plot upon which any number of structures may be erected.
  - d. A building plot shall be a single, uniform, and non-contrived area, whose shape is uncomplicated and whose area shall not exceed the following minimum ratios with respect to the total site area:

Site Area		Ratio of Building Site Area to Bldg. Plot Area	Max. Site Plot Area (sq. ft.)	Population (15 persons/acre)
At least (acres)	But Less Than (acres)			
3	4	12:1	10,900	45
4	6	10:1	17,400	60
6	10	8:1	32,600	90
10	20	6:1	72,500	150
20	and up	4:1	218,000	300

e. The following uses are specifically prohibited in Zone B: churches, hospitals, schools, theaters, stadiums, hotels, motels, trailer courts, campgrounds, and other places of frequent public or semi-public assembly.

4. ZONE C: Zone C is subject only to height restrictions set forth in SECTION IV B, and to the general restrictions contained in SECTION V B 1.

5. EXEMPTIONS – ESTABLISHED RESIDENTIAL NEIGHBORHOODS

There are no areas designated as Established Residential Neighborhoods in Built up Urban Areas based upon the status of development existing on January 1, 1978.

C. BOUNDARY LIMITATIONS: The land use zoning restrictions set forth in this section shall apply for a distance not to exceed one mile beyond the perimeter of the airport boundary and in that portion of an airport hazard area under the approach zone for a distance not exceeding two miles from the airport boundary.

D. BOUNDARY ASSURANCES: A certified survey prepared by a licensed land surveyor shall be required to be submitted with a building permit application for properties that are entirely or partially contained within Land Use Safety Zones A and B, unless the Zoning Administrator determines the proposed building site is clearly outside said Safety Zones. For any location within the air space jurisdiction of this ordinance, the Zoning Administrator may require a survey that shows the elevation of a proposed structure will conform to the air space requirements of this ordinance.

**SECTION VI: AIRPORT MAP**

The several zones herein established are shown in Exhibit 1 – Land Use Safety Zones Map, Exhibit 2 – Known Variance & Non-Conformity Locations, Exhibit 2.1 – Known Vegetation Non-Conformity Locations with 1974 Ordinance, Exhibit 3 – Air Space Map, Exhibit 3.1 - Runway 36 Approach Restrictions and Exhibit 3.2 – Runway 18 Approach Restrictions and have been prepared by Bolton and Menk, Inc., and dated October 5, 2010. Said exhibits are attached hereto and made a part hereof, which together with such amendments thereto as may from time to time be made, and all notations, references, elevations, data, zone boundaries, and other information thereon, shall be and the same is hereby adopted as part of this Ordinance. Refer to the local land use authority for underlying land use and zoning designations, as well as Section XVI for guidance on conflicts between regulations.

**SECTION VII: NONCONFORMING USES**

Regulations not retroactive. The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering or other changes or alteration of any existing structure or tree which are in conformity with the 1974 Airport Zoning Ordinance, but which do not conform to the regulations in this Ordinance, or otherwise interfere with the continuance of any pre-existing legal nonconforming use. The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering, or other changes or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of any nonconforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted and completed within two years thereof.

**SECTION VIII: PERMITS**

- A. **FUTURE USES:** Except as specifically provided in Paragraphs 1 and 2 hereunder, no material change shall be made in the use of land and no structure shall be erected, altered, or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted by the Zoning Administrator, hereinafter, provided for. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted.
  - 1. However, a permit for a tree or structure of less than 75 feet of vertical height above the ground shall not be required in the horizontal and conical zones or in any approach and transitional zones beyond a horizontal distance of 4,200 feet from each end of the runway except when

such tree or structure, because of terrain, land contour, or topographic features, would extend the height or land use limit prescribed for the respective zone.

2. Nothing contained in this foregoing exception shall be construed as permitting or intending to permit any construction, alteration, or growth of any structure or tree in excess of any of the height limitations established by this ordinance as set forth in SECTION IV and the land use limitations set forth in SECTION V.

B. **EXISTING USES:** Before any existing use or structure may be replaced, substantially altered or repaired, or rebuilt within any zone established herein, a permit must be secured authorizing such replacement, change, or repair. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a pre-existing legal nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto, or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

C. **NONCONFORMING USES ABANDONED OR DESTROYED:** Whenever the Zoning Administrator determines that a nonconforming structure or tree has been abandoned or more than 80% torn down, deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations. Whether application is made for a permit under this paragraph or not, the Zoning Administrator may order the owner of the abandoned or partially destroyed nonconforming structure, at his own expense, to lower, remove, reconstruct, or equip the same in the manner necessary to conform to the provisions of this Ordinance. In the event the owner of the nonconforming structure shall neglect or refuse to comply with such order for ten days after receipt of written notice of such order, the Zoning Administrator may, by appropriate legal action, proceed to have the abandoned or partially destroyed nonconforming structure lowered, removed, reconstructed, or equipped and assess the cost and expense thereof against the land on which the structure is or was located. Unless such an assessment is paid within ninety days from the service of notice thereof on the owner of the land, the sum shall bear interest at the rate of eight percent per annum from the date the cost and expense is incurred until paid, and shall be collected in the same manner as are general taxes.

D. **ABATEMENT OF EXISTING USES NOT IN COMPLIANCE WITH 1974 AIRPORT ZONING ORDINANCE.** Uses, structures or trees in existence upon the passage of this Ordinance, which were subject to the 1974 Airport Zoning Ordinance which have fallen into noncompliance with the requirements of the 1974 Airport Zoning Ordinance, shall remain subject to, shall be brought into

compliance with and shall be kept in compliance with the 1974 Airport Zoning Ordinance requirements, unless the requirements of this Ordinance are otherwise less restrictive. Such uses, structures and trees shall not be considered pre-existing legal nonconformities because of the nonconformity did not precede the 1974 Airport Zoning Ordinance. The Zoning Administrator may use the procedures outlined in paragraph C above to bring such properties into conformity.

**SECTION IX: VARIANCES**

Any person desiring to erect or increase the height of any structure, permit the growth of any tree, or use his property not in accordance with the regulations prescribed in this Ordinance may apply to the Board of Adjustment, hereinafter provided for, for a variance from such regulations. If the Board of Adjustment fails to grant or deny the variance within the timeframe established within Minnesota State Statutes 15.99, the variance shall be deemed to be granted by the Board. When the variance is granted by reason of the failure of the Board to act on the variance, the person receiving the variance shall notify the Zoning Administrator and the Commissioner, by certified mail, that the variance has been granted. The applicant shall include a copy of the original application for the variance with this notice to the Commissioner. The variance shall be effective sixty days after this notice is received by the Zoning Administrator and Commissioner subject to any action taken by the Commissioner pursuant to Minnesota Statutes Section 360.063, Subdivision 6a. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship, and relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of this Ordinance provided any variance so allowed may be subject to any reasonable conditions that the Board or Commissioner may deem necessary to effectuate the purpose of this Ordinance.

The Zoning Administrator shall forward the request to the Minnesota Department of Transportation Office of Aeronautics for review and comment prior to consideration of the request by the Board of Adjustment. If the request is located within Wright County's jurisdiction, the request shall also be sent to the City of Buffalo's Zoning Administrator.

**SECTION X: HAZARD MARKING AND LIGHTING**

A. NONCONFORMING USES: The owner of any nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Zoning Administrator, to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the Buffalo Municipal Airport.

- B. PERMITS AND VARIANCES: Any permit or variance deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, and granted by the Zoning Administrator or Board, shall require the owner of the structure or tree in question, at his own expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

**SECTION XI: AIRPORT ZONING ADMINISTRATOR**

It shall be the duty of the City of Buffalo and Wright County Zoning Administrators to administer and enforce the regulations prescribed herein, based on the area they have land use authority. Applications for permits, variances, and appeals shall be made to the appropriate jurisdiction's Zoning Administrator upon a form furnished by them. Permit applications shall be promptly considered and granted or denied by them in accordance with the regulations prescribed herein or as provided for within Minnesota State Statutes 15.99. Variance applications shall be forthwith transmitted by the appropriate jurisdiction's Zoning Administrator to the Board of Adjustment for action as hereinafter provided for.

**SECTION XII: BOARD OF ADJUSTMENT**

- A. ESTABLISHMENT: The Board of Adjustment for the Buffalo Municipal Airport Zoning Ordinance shall exclude elected officials and be defined as follows
  - 1. City of Buffalo Planning Commission for requests in the corporate City limits or within the boundary of an orderly annexation agreement area.
  - 2. Wright County Board of Adjustment for other requests in the unincorporated area.
  
- B. POWERS: The Board of Adjustment shall have and exercise the following powers:
  - 1. Hear and decide appeals from any order, requirement, decision, or determination made by the administrator in the enforcement of this Ordinance.
  - 2. Hear and decide special exceptions to the terms of this Ordinance upon which such Board of Adjustment under such regulations may be required to pass.
  - 3. Hear and decide specific variances.
  
- C. PROCEDURES:
  - 1. A request for a variance or an appeal to the Zoning Administrator's ruling shall be filed with the Zoning Administrator. The Zoning Administrator shall forward the request to the Minnesota Department of Transportation Office of Aeronautics for review and comment prior to consideration of the request by the Board of Adjustment. The Wright County Zoning Administrator shall also forward the request to the Buffalo Zoning Administrator for review and comment prior to consideration of the request by the Board of Adjustment.

2. Rules governing the Board of Adjustment shall be consistent with those established by the body serving as the Board of Adjustment and the provisions of this Ordinance. Meetings of the Board of Adjustment shall be held at the call of the Zoning Administrator or chairperson and at such other times as the Board of Adjustment may determine. The chairperson, or in his absence the acting chairperson, may administer oaths and compel the attendance of witnesses. All hearings of the Board of Adjustment shall be public. The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the respective Zoning Administrator, City Zoning Administrator (if variance or appeal is within the unincorporated area), and County Recorder's Office and shall be a public record.
  
3. The Board of Adjustment shall make written findings of facts and conclusions of law (e.g. minutes and/or resolution/order) giving the facts upon which it acted and its legal conclusions from such facts in reversing, affirming, or modifying any order, requirement, decision, or determination which comes before it under the provisions of this ordinance.
  
4. The concurring vote of a majority of the members of the Board of Adjustment shall be sufficient to reverse any order, requirement, decision, or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any variation in this Ordinance.

**SECTION XIII: APPEALS**

- A. Any person aggrieved, or any taxpayer affected by any decision of the Zoning Administrator made in his administration of this Ordinance may appeal to the Board of Adjustment. Such appeals may also be made by any governing body of a municipality, county, or airport zoning board, which is of the opinion that a decision of the Zoning Administrator is an improper application of this Ordinance as it concerns such governing body or board.
  
- B. All appeals hereunder must be commenced within 30 days of the Zoning Administrator's decision, by filing with the Zoning Administrator a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken. In addition, any person aggrieved, or any taxpayer affected by any decisions of the Zoning Administrator made in his administration of this



Ordinance who desires to appeal such decision shall submit an application for a variance to the Zoning Administrator in the manner set forth in Minnesota Statutes Section 360.068, Subdivision 2.

- C. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board of Adjustment after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the Board of Adjustment on notice to the Zoning Administrator and on due cause shown.
  
- D. The Board of Adjustment shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent, or by attorney.
  
- E. The Board of Adjustment may, in conformity with the provisions of this ordinance, reverse or affirm, in whole or in part, or modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination, as may be appropriate under the circumstances, and to that end shall have all the powers of the Zoning Administrator.

**SECTION XIV: JUDICIAL REVIEW**

Any person aggrieved, or any taxpayer affected by any decision of the Board of Adjustment, or any governing body of a municipality, county, or airport zoning board, which is of the opinion that a decision of the Board of Adjustment is illegal may present to the District Court of Wright County a verified petition setting forth that the decision or action is illegal, in whole or in part, and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the decision is filed in the office of the Board of Adjustment. The petitioner must exhaust the remedies provided in this Ordinance before availing himself of the right to petition a court as provided by this section.

**SECTION XV: PENALTIES**

Every person who shall construct, establish, substantially change, alter or repair any existing structure or use, or permit the growth of any tree without having complied with the provision of this Ordinance or who, having been granted a permit or variance under the provisions of this Ordinance, shall construct, establish, substantially change or substantially alter or repair any existing growth or structure or permit

the growth of any tree, except as permitted by such permit or variance, shall be guilty of a misdemeanor and shall be punished by a fine of not more than \$1,000 or imprisonment for not more than 90 days or by both. Each day a violation continues to exist shall constitute a separate offense. The airport Zoning Administrator may enforce all provisions of this Ordinance through such proceedings for injustice relief and other relief as may be proper under the laws of Minnesota Statutes Section 360.073 and other applicable law.

**SECTION XVI: CONFLICTS**

Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern and prevail.

**SECTION XVII: SEVERABILITY**

- A. In any case in which the provision of this Ordinance, although generally reasonable, is held by a court to interfere with the use or enjoyment of a particular structure or parcel of land to such an extent, or to be so onerous in their application to such a structure or parcel of land, as to constitute a taking or deprivation of that property in violation of the constitution of this state or the constitution of the United States, such holding shall not affect the application of this Ordinance as to other structures and parcels of land, and to this end the provisions of this Ordinance are declared to be severable.
  
- B. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the parts so declared to be unconstitutional or invalid.

**SECTION XVIII: EFFECTIVE DATE**

This ordinance shall take effect on the 14<sup>th</sup> day of October , 2010. Copies thereof shall be filed with the Commissioner through the Office of Aeronautics, State of Minnesota, and the Register of Deeds, Wright County, Minnesota.

Passed and adopted after public hearing by the Buffalo Municipal Airport Joint Airport Zoning Board this 5<sup>th</sup> day of October, 2010.

**RESOLUTION OF THE  
BUFFALO JOINT AIRPORT ZONING BOARD  
AS TO FINAL ADOPTION OF A ZONING ORDINANCE**

At the second public meeting for airport zoning held by the above Board held on October 5, 2010.

Member Merton Auger, seconded by Member Gordon Weber introduced the following Resolution and moved its adoption.

WHEREAS, A public hearing has been held on a proposed zoning ordinance pursuant to Minnesota Statutes Section 360.065; and

WHEREAS, No changes in said proposed ordinance are necessary;

NOW, THEREFORE, It is hereby resolved as follows:

1. That the Zoning Ordinance and Map attached thereto are hereby adopted.

**ROLL CALL**

Member	Voted Aye	Voted Nay	Absent from Voting
Chair Marcia Paulsen	X		
Merton Auger	X		
Laureen Bodin	X		
Gordon Weber	X		
Wayne Fingalson			X

Resolution declared passed:

*Marcia Paulsen*  
Marcia Paulsen, Chair

Attest:

*Laureen Bodin*  
Secretary

I hereby certify that the foregoing resolution is a true and correct copy of the original resolution.

SEAL OR  
NOTARY STAMP

*Laureen Bodin*  
Laureen Bodin, Assistant City Administrator

October 5, 2010  
Date

**EXHIBIT A**

**BUFFALO MUNICIPAL AIRPORT ZONING ORDINANCE**

This Ordinance affects all or a portion of the following sections of land:

NAME & NUMBER OF TOWNSHIP	AIR SPACE OBSTRUCTION ZONING: Section IV of Ordinance; Exhibit 3 - Air Space Map	LAND USE SAFETY ZONING: Section V of Ordinance; Exhibit 1 - Land Use Safety Zones Map
Rockford Township T119N R25W	Sections: 3, 4, 5, 6, 7, 8, 9 & 10	Sections: 3, 4 & 5
Buffalo Township T120N R25W	Sections: 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33 & 34	Sections: 27, 28, 29, 32, 33 & 34