

Buffalo Board of Adjustment meeting called to order at 6:00pm, 329 Dodge St, Buffalo, IA 52728. Present Chair Don Harland, Member Jeff Buchanan, Member Eric Dibbern, Scott County Waste Commission representative Brice Stalcup, Linwood representative Mike Bush, WAGA representative Geoff Feiler present via phone, also present Mayor Sally Rodriguez and City Clerk Tanna Leonard.

Don Harland called the meeting to order and explained that the hearing was to receive comments on a Special Use Permit requested by Linwood for a natural gas refinery on their property currently zoned Heavy Industry. Harland requested representatives summarize the project.

Mr. Stalcup explained that currently landfill gasses are flared off or burned because that is what they are required to do by the state. The landfill has grown to the size that it makes sense to convert these gasses back into usable energy, instead of just flaring them. This refinery system will take unusable gasses and convert them for use in the natural gas systems. It is estimated that these refined gasses will be able to fuel 5,000 homes annually.

Jeff Buchanan asked the location of the actual system and how far that would be from the road. He also expressed concern with location to the waste itself as he was concerned this process may add to the fire hazards.

Geoff Feiler from WAGA energy explained that the system is designed to reduce the risk of fires and explosions. However, there is the same risk involved with any gas systems that we have existing throughout communities. He also explained that upon construction they planned special training for emergency management and emergency responders within the area.

Don Harland reviewed the items that the Board of Adjustment were to consider prior to issuing a variance and addressed each specifically with the special use request.

A. That the granting of exception will not permit any use in any district which would be in conflict with the permitted uses of such district under the terms of this chapter.

The granting of the permit would not be in proximity to residential districts that would cause a conflict.

B. That it will not impair an adequate supply of light and air to adjacent property;

The proposed construction and operation have a minimal footprint of a cargo sized container, with some piping that could reach 35ft, but not higher than the existing gas collector.

C. That it will not unreasonably increase the congestion in public streets;

The proposed use would not increase any congestion in streets.

D. That it will not increase the danger of fire or of the public safety;

After discussion the use would not increase the danger of fire or public safety, since there are already gas facilities in the community.

E. That it will not unreasonably diminish or impair established property values within the surrounding area;

Discussion indicated that the property is zoned Heavy Industry, with a small footprint, and would not decrease property values.

F. That it will not in any other respect impair the public health, comfort, safety, morals or welfare of the inhabitants of the city.

There would not be any other negative impacts, but possibly improvements since there would be reduced flaring or burning of the landfill gasses into the air.

Don Harland asked if there were any comments received in the Clerk Office, none were received. He stated, if no further discussion it shall be brought to a vote.

Motion by Buchanan and seconded by Dibbern to vote for the special use permit to approve gas refinery at the proposed location owned by Linwood Mining and Mineral.

Harland asked all those in favor, Dibbern - Yes, Buchanan - Yes, Harland - Yes, and all those opposed, none.

Motion carries and recommendation will be made to the City Council to approve the special use permit.

Motion to adjourn at 6:12pm

Minutes respectively submitted by Tanna Leonard