

The Planning & Zoning Committee met at City Hall on Thursday, November 02, 2000, at 6:00 p.m. Committee members present were Ray Farley, Eldon Mosier, Daryl Buffington, Ray Martinez, Sr., Marie Derrickson, Dora Finkbeiner and Darlene Mayers. None absent. Purpose of the meeting was to hear comments for or against the rezoning of property purchased by Willard Sheeder along Jefferson Street and North of Fourth Street from "A" Country Home to "B" Single Family Homes. There were 21 area residents present and Sheeder was present to explain his request and answer any questions.

He is planning on developing the area into 7500 square foot lots for single family homes. He plans on beginning at the South end of the area and selling lots in that area before he sells any on the North and middle. He plans on having a thru street that will have an entrance at the North end and at the South end of the area. He said it will take three to five years before they are all sold. The balance of the area he purchased is not being rezoned, but will be left at "A" Country Home. Some of the questions and answers given:

Q. Value of the homes?

A. Probably at least \$80,000 to \$120,000.

Q. Who will build these homes?

A. The purchaser of the lots will have the homes built. There will be covenants that all purchasers and owners will have to abide by. The homes will be at least 1300 square feet, or more if they are two story homes.

Q. Will there be animals, such as horses in the area?

A. Not if the code says they are not allowed there.

Q. Drainage problems?

A. The Scott County Conservation Board will be involved, along with the City Engineer, and the Scott County Engineer.

Q. Will modular homes be allowed?

A. Yes they will, if they abide by the covenants. There are some very nice (and expensive) modular homes.

Q. Price of the lots that he is selling them for?

A. Since the City will not assist in installing sewer, water or streets, he did plan on selling the lots for around \$20,000, but will have to increase the price to make up for the added expense.

Q. What if someone builds or purchase at the top of the hill, how will the drainage be?

A. He will not sell those lots until the lots are sold at the bottom first.

Q. What direction will the houses face?

A. The houses will face East or West. The ones along Jefferson Street may face either direction, but they must enter from the new street.

Q. Does he have a soil conservation plan?

A. Yes, he is having his engineer prepare one, and it will have to be approved by the City and County Engineers.

Q. Will the property West of Jefferson be an alley or street?

A. It will be a street. There will be some property West of the homes that are on the West side of the development that will be retained for use as a street or as an access area in the distant future.

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Q. Will there be terraced lots?

A. Some terracing will be on some of the lots, depending on the purchaser and the City Code.

A resident said she is afraid of the runoff that will come down the small creek next to her house, and doesn't want her home demolished. Sheeder said the area that drains down that creek does not come from the area that he is developing, but from two small gullies in the area to the West of this area we are discussing.

Mosier said the creek thru there is a natural waterway and it cannot be changed. Sheeder agreed. He said there will be runoff water from the new school that is going to be built along the North boundary of this area, and they will have to deal with this. Dwain Bollman said the school is planning for the runoff and will have this taken care of.

Some residents questioned the tax base for the City with these new homes? The City will receive the property tax, and numerous other taxes from the head count of people living in the homes.

There were some residents who said they think Buffalo needs housing in our City, and some who were still wary of the drainage and the quality of the homes to be built.

After some time, Martinez made a motion to recommend to the Buffalo City Council that the rezoning be approved upon completion of all forms as designated by the City Attorney in his letter received November 01, and approved by the City Engineer and the County Engineer. This motion was seconded by Farley. Voting yes were Farley, Mosier, Buffington, Martinez, Derrickson, Finkbeiner and Mayers. There wasn't any no votes. Motion carried.

Motion was made by Buffington, seconded by Martinez, to adjourn the meeting at 7:11 p.m. All voted aye. Motion carried.

Signed: _____

Ray Farley, Chairman,
Planning & Zoning Committee

Attest: Carol A. Bernauer

Carol A. Bernauer, City Clerk, Buffalo, IA