

October 09, 2001

The Zoning & Planning Commission of Buffalo, Ia, met on October 09, 2001, at City Hall at 6:00 p.m. with Commission members present as follows: Ray Martinez, Darlene Mayers, Dora Finkbeiner, Marie Derrickson and Linda Mullanack and Daryl Buffington, who acted as Chairman. Eldon Mosier was absent.

Purpose of the meeting was to hear comments for or against the subdividing of an area located at Washington Street and Fifth Street, a/k/a "City Center First Addition"; and to hear comments for or against the subdividing of an area for the new Buffalo School along Jefferson Street, a/k/a "Buffalo School Subdivision".

City Attorney Bill McCullough said he has reviewed the final plat and said the City has an easement along the South side of the property described as "City Center First Addition", of Lots 3 and 4., but needs city utility easements drawn on the plat for easements along Lots #1 and #2.

Harold McCullough said it will be good for the City to have more homes that could be built on these lots. Lot #1 has been voted by the City Council to sell to Calvary Lutheran Church at a previous meeting for future expansion.

After some discussion, with no one present and no written comments against the subdividing, motion was made by Mullanack and Mayers to approve the subdivision with the change in easements to be shown on an approved plat. Voting yes were Buffington, Martinez, Mayers, Finkbeiner, Derrickson and Mullanack. Mosier was absent. Motion carried to make this recommendation to the City Council.

The meeting was then opened for comments on the "Buffalo School Subdivision" portion of the hearing. Daryl Buffington asked where the sewers were going to be installed on the property? As the City Clerk was the only city employee present, she said she wasn't positive, but thought they would run along the East side of the property. Darlene Mayers asked where sidewalks would be on the property and the hill? Bernauer said they would run down the west side of Jefferson Street. An audience member asked how wide they would be, and was told that should be answered by the Public Works Director or Building Inspector, but probably would be wider than a normal residential sidewalk. Traffic and speeders were discussed as a problem in the area when more cars and buses are using Jefferson Street. Bernauer told them the City purchased a lot on Hacker Street that will be used as an access to drop off or pick up kids from the West side of the school, and that will alleviate some congestion on Jefferson Street. No comments were made or received against the subdividing.

Motion was made by Derrickson and Finkbeiner to recommend to the City Council that the subdivision be approved after the plat is changed to show the placement of the sidewalks on the plat. Motion was made by Derrickson and Mullanack to adjourn the meeting at 6:23 p.m. All members present voted yes, absent Mosier. Motion carried.

Signed: _____

Daryl Buffington, Acting Chairman
Buffalo Planning & Zoning Commission

Attest: _____

Carol A. Bernauer, City Clerk
Buffalo, IA