

November 05, 2002

The Zoning Board of the City of Buffalo, IA, met on November 05, 2002, at 5:30 p.m. at City Hall. Members present were Daryl Buffington, Marie Derrickson, Bobi Carson, Dora Finkbeiner, Ray Martinez, Sr., Darlene Mayers and Linda Mullanack.

There were two requests for rezoning. Willard Sheeder requested a change in zoning for property he purchased that runs North on Jefferson Street from Fourth Street, approximately 250 feet, and approximately 666.85 feet West of Jefferson Street. The present zoning for this property is "A" Country Home and he is reequesting it to be rezoned to "B" Single Family Dwelling. He plans to have this property subdivided into a minimum of 7500 square foot sized residential lots and have single family homes built on each lot. This will be the North section of the property he purchased.

The second request was from Chris & Lisa Westpfahl for a change for their property located at 10981-118th Street in the Buffalo City limits. They are requesting a change from "A" County Home to "F" Central Business for the purpose of parking their moving vans with their moving business. The property consists of 2.86 acres and is located at 110th Avenue and 118th Street.

Motion was made by Mullanack and Derrickson to open the meeting for comments on the Lisa & Chris Westpfahl request for rezoning. Chris said he has seven trucks, but will be reducing the number to four trucks. He wishes to only store his moving van trucks, as they are driven out in the mornings to do the actual moving. No comments had been received at City Hall either for or against the rezoning of the Westpfahl property in writing. He said he was unaware when he purchased the property that it would have to be rezoned for this. He also requested annexation into the City and was approved for that.

Motion was made by Mullanack and Derrickson to close the public hearing. All ayes. Carried. Motion was made by Mullanack and Mayers to approve the rezoning and refer it on to Council. All members voted yes. Motion carried.

Motion was made by Finkbeiner and Derrickson to open the meeting for comments on the Willard Sheeder request for rezoning. All ayes. Carried. Members of the audience were Harold McCullough, Chris Carson, Leota Buffington, Tom Zuber, R. Victor Hanks, Dwain Bollman and Chris Westpfahl and Bill Sheeder. Harold asked if Sheeder is going to sell the lots for others to build on or is he building the homes himself? Sheeder said he will be doing both. Sheeder said he is requesting only half of the property to be rezoned at this time, the North half. Zuber said Sheeder cannot do anything with the property until it is rezoned, subdivided and water and sewer lines are put in. After the rezoning, then hearings have to be held for the subdividing of the property. Council also has to pass ordinances before he can do any selling of the property. No comments were received at City Hall for or against the request. Motion was made by Mullanack and Derrickson to close the public hearing. All ayes. Carried. Motion was made by Mullanack and Finkbeiner to approve the rezoning request and refer it on to Council. All members voted yes. Motion carried. Motion was made by Martinez and Mullanack to adjourn the meeting at 5:47 p.m. Carried.

Signed: \_\_\_\_\_

Daryl Buffington, Chairman, Zoning Board

Attest: \_\_\_\_\_

Carol A. Bernauer, City Clerk, Buffalo, IA