

Minutes of the Buffalo Planning and Zoning meeting held on March 29, 2007.

Meeting called to order by Chairman Linda Mullanack at 7:03 pm. Present were members Steve Thornton, Danny Mullanack, and Ray Martinez. Also present were City Attorney Bill McCullough, City Engineer Leo Foley, Director of Public Works Dwain Bollman, Councilmembers Judy Hammons, Dana Jo Smith and Christine Carson, and City Clerk Bill Bowers. Daryl Buffington was absent.

Buffalo Ridge Rezoning

Bowers explained that the property was annexed with a zoning of A-Country Homes. The notice for the public hearing stated the current zoning was Multi-family, the zoning when the land was in the County, but our code states it is annexed as Country Homes. The developer requests a zoning of B-Single Family. McCullough explained the differences between the Country Homes and Single Family zoning – the primary difference is the lot size – 20,000 sq ft with Country Homes and 7,500 sq ft for Single Family.

Motion by L. Mullanack to recommend to Council approval of the zoning change for the area known as Buffalo Ridge from A-Country Homes to B-Single Family. Seconded by Thornton and carried unanimously.

Urban Renewal Area

McCullough explained that this is the first step in creating a Tax Incremental Financing District for Buffalo Ridge. This does not create the TIF district, but creates an Urban Renewal Area in which a TIF district can be created.

Motion by D. Mullanack to recommend to Council that Urban Renewal Area conforms to the City's Comprehensive Plan. Seconded by Martinez and carried unanimously.

Buffalo Ridge Preliminary Plat

The Commission discussed the plat with the Engineer, Attorney, the developers and the residents in attendance. Drainage and erosion was discussed at length. Foley stated that they are using retention ponds which are designed to hold the water created by a 100 year flood. Alternate storm water layouts were discussed. McCullough and Foley stated that the plat as drawn meets the city codes with 3 exceptions ~ items that must be decided by the Commission.

The 3 items are:

1. Cul-de-sac ~ our code says they are to be avoided but may be approved by the Commission if they feel it necessary

2. Lot Width/Building Frontage ~ our code says that each lot will be 75 feet wide. The Code does not address pie-shaped lots created by the cul-de-sac or by corners. The Commission must make a recommendation about these lots.
3. Slope of Roads ~ the Developer is requesting variances for road slope on several streets. Our code limits the slope to a 6% grade and the developer would like variances ranging from 7 to 9.5%. The Commission must make a recommendation to Council about the variance request.

The Commission said they wanted time to review the land before making a recommendation to council. They will walk the area and discuss the project with staff on an individual bases. Another meeting will be set when the Commission is ready.

The proposed covenants were discussed. The developer explained that is was a common practice with new subdivisions. Concerns were raised by residents about creating different standards for the community.

Motion by L. Mullanack to table the plat. Seconded by Thornton and carried unanimously.

Motion to adjourn by Martinez at 8:50 pm. Seconded by L. Mullanack and carried unanimously.