

Minutes of the Buffalo Planning and Zoning Commission held on April 16, 2007.

Meeting called to order by Chairman Linda Mullanack at 7 pm. Present were commission members Ray Martinez, Danny Mullanack, and Steve Thornton. Also present were City Attorney Bill McCullough, Director of Public Works Dwain Bollman, Council Liaisons Judy Hammons and Christine Carson, City Clerk Bill Bowers, and Councilmembers Mitch Greer and Dana Jo Smith.

Buffalo Ridge Preliminary Plat

Motion by L. Mullanack to remove the Buffalo Ridge Preliminary Plat from the table. Seconded by D. Mullanack and carried unanimously.

The Commission discussed the state requirement that the developer be a registered contractor in Iowa. Consensus of the commission was to require this registration prior to the Council approval of the plat.

Drainage was discussed at length. The Developer stated that his engineer, Dick Verbecke, had done a water flow analysis which was reviewed by City Engineer Leo Foley. Both engineers believed the detention ponds proposed would not have any adverse impact on the surrounding landowners and felt that conditions would be improved during larger storms. This was disputed by members of the audience.

The cul-de-sac was discussed. Consensus of the commission was to require the cul-de-sac to be built to the specifications in section 6-5.0301 of the City Code which requires a minimum diameter of 100 feet.

Lot width was then addressed. The municipal code states that each lot must be 75' wide, but does not mention where that line is measured. The developer would like that measurement made at the Building Setback Line, or 25' from the lot line (there is a 25' setback for the front yard). The commission agreed to the measurement being made at the Building Setback Line.

The final variance requested by the developer was the grade slope of two (2) roads ~ Washington to 9.5% and Buffalo Ridge Circle to 7.15%. Bollman stated he would prefer that no grades exceed 8%. The municipal code requires a 6% grade. The consensus of the commission was to limit Washington to 8% and allow Buffalo Ridge Circle to be 7.15%.

The Commission and those in attendance had a lively discussion about the progress of this project, the required public hearing, notices to those surrounding the area, agreements already approved by council, and other related issues.

Motion by D. Mullanack to recommend the Buffalo Ridge Preliminary Plat to council with the following conditions:

1. The developer must register as a contractor with Iowa Workforce Development prior to council approval of the preliminary plat
2. The cul-de-sac shall have a minimum diameter of 100 feet as required in section 6-5.0301 of the Buffalo City Code
3. The lots width will be measured at the building setback line
4. Washington Street is to have a maximum grade of 8% and Buffalo Ridge Circle a maximum of 7.15%

Seconded by Thornton and carried with L. Mullanack voting no.

Motion by adjourn by D. Mullanack at 8:20 pm. Seconded by Martinez and carried unanimously.