

Minutes of the August 08, 2023 Planning and Zoning Commission Meeting.

Meeting called to order by Linda Mullanack at 5:00pm. Present Don Harland, Steve Thornton, Dan Mullanack, Sally Rodriguez Mayor, City Attorney William McCullough and City Clerk Tanna Leonard. Member Eric Dibbern was excused from the meeting.

Attorney William McCullough explained that Scott County had conversations with Leonard regarding the annexation on a property that was being considered for development. The property in question is located in the county dedicated area as "to be annexed by city" prior to the development. These areas are identified by the county to have the first review come to the adjacent city prior to moving forward with any development. This is the first time that the city has been asked to review a property of this nature and Planning and Zoning discussed that it would make sense to review these on a case-by-case basis.

The location of the property was discussed and that it is just outside the northern portion of the city and that at this time there were no city utilities in the area, nor was there intentions to construct any at this point. Additionally, the property was not adjacent to the limits and there were several parcels between. This would mean that the other parcels would need to voluntarily annex into the community to prevent an "island", that is not allowed by State Code.

Motion by Mullanack to recommend to council that at the current time, no annexation is recommended, but that in the future, Buffalo may wish to annex the proposed property. Motion carried unanimously with Thornton seconding the motion.

Motion by Mullanack to recommend to council that all properties falling into these areas identified by Scott County be reviewed on a case-by-case basis. Motion carried with Thornton seconding the motion.

Committee discussed the comprehensive plan and the idea of reducing the workload from the Port Byron project and then getting an updated price on the plan from Bi-State. Don Harland, Steve Thornton, and Dan Mullanack would each review the Port Byron plan and we would meet again to discuss an updated proposal.

Motion by Mullanack and seconded by Thornton to adjourn the meeting at 5:45pm. Motion carried unanimously.

Minutes submitted by Tanna Leonard.