

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
MINUTES

A meeting of the City of Bondurant Planning and Zoning Commission was held in the Community Room at the Bondurant City Center on June 12, 2014, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Jennifer Keeler
 Commission Member Jeff Kromrie
 City Administrator Mark Arentsen
 Finance Director Lori Dunham

Absent: Commission Member Roy McCleary
 Commission Member Judi Mendenhall

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on June 10, 2014. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:10 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Bailey seconded by Commission Member Keeler, to approve the agenda as presented. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to approve the Planning and Zoning Commission Minutes of April 24, 2014. Roll call: Ayes: 4. Nays: 0. Motion carried.

Jared Erickson, M & J Construction Services, 129 North West Street, Colfax, Iowa, presented a site plan for a building addition to 17 Main Street, Southeast, Bondurant, Polk County, Iowa. The addition is 15' by 15' and a 3' stone façade will be added on the three sides that face the streets on the whole building. The zero setback is met and there will be no drainage change. Motion made by Commission Member Keeler, seconded by Commission Member Bailey, to approve Resolution No. PZ-14-03, a Resolution recommending approval of the Site Plan for 17 Main Street, Southeast, Bondurant, Polk County, Iowa. Roll Call: Keeler-Yes, Bailey-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

City Administrator Arentsen led a discussion regarding future local projects that should be added as a priority in the City's Comprehensive Plan. The projects include the Gay Lea

Wilson East Trail between the Bondurant downtown Trailhead and Interstate 80; Garfield Street, Southwest, extension from 4th Street, Southwest, and 15th Street, Southwest; new arterial street from Lake Petocka going west on the north side of the high school, across Mud Creek to west of Mallard Pointe, then south to 2nd Street, Northwest; Highway 65/Lincoln Street underpass; and new collector street between Highway 65 and 2nd Street, Northeast, from approximately 85 Paine Street, Southeast, north to 2nd Street, Northeast, near the former railroad crossing. Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to approve Resolution No. PZ-14-04, a Resolution recommending the addition of the following projects as a priority in the City of Bondurant Comprehensive Plan: Gay Lea Wilson East Trail; Garfield Street, Southwest, extension from 4th Street, Southwest to 15th Street, Southwest; new arterial street from Lake Petocka going west across Mud Creek to west of Mallard Pointe, then south to 2nd Street, Southwest; Highway 65/Lincoln Street underpass; and new collector street between Highway 65 and 2nd Street, Northeast, from 85 Paine Street, Southeast. Roll Call: Bailey-Yes, Keeler-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

Mr. Brad Scheib, Hoisington Koegler Group, Inc., Minneapolis, MN, joined the meeting telephonically at 6:25 p.m., and led a discussion on revising the City Zoning Code. Mr. Scheib reviewed the June 6, 2014, Memorandum with changes to Zoning Code Sections 175, 176, and 178. He also suggested changes to the Official Zoning Map, adding interactive links and headings to the zoning code formatting, adding park land dedication to Section 180 and removing it from all subdivisions.

Commission Member Bailey inquired about the zoning map changes from R-2 to R-1. R-1 minimum floor area requirements would require most homes in Paine Heights to have a different footprint if destroyed in a fire and needed to be rebuilt. Mr. Scheib will research that point.

Commission Member Kromrie arrived at 6:50 p.m.

Mr. Scheib requested that Commission Members review the suggested changes over the next month, email any recommendations to City Administrator Arentsen and discuss final changes at the July 10, Planning and Zoning Commission meeting.

The following items were discussed as part of Commission Members' comments:

- Commission Member Bailey – No comment.
- Commission Member Clayton – Rumor going around that Kading Properties is going to put in another Lincoln Estates. He has received negative comments regarding the lack of sidewalks, the lack of care of the sod berm and trees, etc. He will create a list of resident concerns.
- Commission Member Keeler – No comment.

- Commission Member Kromrie – No comment.

The following item was discussed as part of Commission Chair Higgins' comments:

- Planning and Zoning Commission agendas historically have not had an item on the agenda for guests to address the Commission. Future agendas, like the City Council agenda, will include such an item.

The following item was discussed as part of City Administrator Arentsen' comments:

- Dan Novelli from Kading Properties is here to present information on a second development.

Mr. Dan Novelli, Little Kading Construction, Inc., led a discussion on a variety of exterior looks for a second development. Brick will be added into the façade and have varying roof peaks so the buildings, with colors of tan, blue and gray, do not look all the same and more of a neighborhood feel. Streets would be tree-lined. Kading Properties has parking complaints at Lincoln Estates, the proposed 11 acre site for Lincoln Estates II would have 20 units per acre, less density. There are some issues with the location of streets that need to be discussed with the City and the Iowa Department of Transportation. A trail would be built from Second Street, Northeast, south to the proposed location of a park.

Commission Member Bailey spoke regarding the increase in crime that the first development has brought into Bondurant, the burden on the school district, and utility bills are not being paid. She commented that their new people need to be better screened and that they have a high turnover because people are moving in that cannot afford it. Mr. Novelli stated that they have limits on how much screening they can do and the average household income is a little below Bondurant's average but the turnover is in the single digits. Four adults can live in one unit. Mr. Novelli stated that 20' driveways are being planned, instead of the 17', to accommodate foot traffic. Mr. Arentsen inquired if the floor plans would all be the same. They will all be the same with 3 bedrooms.

Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:50 p.m.

Lori Dunham, Finance Director

ATTEST:

David Higgins, Commission Chair