

**CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
August 27, 2015
MINUTES**

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Dave Higgins
Commission Member Brian Clayton
Commission Member Jeff Kromrie
Commission Member Roy McCleary
Commission Member Tamara Russell
Commission Member Karen Hudson
Absent: Commission Member Laura Wood
City Officials City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson,
Present: Council Member Bob Peffer

3. Perfecting and Approval of the Agenda

Motion made by McCleary, seconded by Russell, to approve the agenda as presented. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Hudson. Nays: 0. Absent: Wood. Motion Carried.

4. Approval of the Commission Minutes

Motion made by McCleary, seconded by Clayton, to approve the minutes of July 23, 2015. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Hudson. Nays: 0. Absent: Wood. Motion Carried.

5. Guests requesting to address the Commission – None

6. RESOLUTION NO. PZ-15-13 – Resolution approving the Preliminary Plat for Bluejay Landing (formerly known as Mallard Creek)

Erin Ollendike, Civil Design Advantage, Grimes, presented the Preliminary Plat on behalf of Classic Builders. The Plat shows the first phase with 40 lots. There will be one access point on 2nd Street, NW. The developers would like to begin developing the property in the fall. The property is approximately 40.4 acres and is in the area served by sanitary sewer. Ms. Ollendike received the comment letter from the City Engineer and will prepare written responses to those comments before the Council meeting.

The duplex lots have 70-foot frontage. Renderings of the duplexes will be provided for the Council meeting. Commission members asked questions about access to the parkland dedication. Soil and erosion protection will be set up after grading is completed.

Commission members discussed the plans for a north / south arterial street west of Bluejay Landing and asked if the preliminary plat accounted for the street so that driveways didn't exit onto the planned arterial. There was also discussion regarding the orientation of proposed homes and snow removal. Commission members asked that the developers be reminded to use non-residential streets for construction traffic. Commission members asked if the planned cul-de-sac was necessary. The city would like all neighborhoods and streets to connect and also cul-de-sacs are challenging for emergency equipment, snow removal and school bus pickups.

Moved by McCleary, seconded by Clayton, to approve Resolution PZ-15-13, pending resolution of engineers comments. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Hudson. Nays: O. Absent: Wood. Motion Carried.

7. RESOLUTION NO. PZ-15-14 – Resolution approving the Plat of Survey for Parcel F, 5360 NE 70th Avenue, Altoona, Iowa

Matt Thomas, Thomas Land Surveying, Indianola, told the Commission members that Matt and Kayla Vandehaar are building a home on four acres of the property which is currently pastureland. Polk County has seen the Plat of Survey and has approved the project.

Moved by Clayton, seconded by Hudson, to approve Resolution No. PZ-15-14. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Hudson. Nays: O. Absent: Wood. Motion Carried.

8. RESOLUTION NO. PZ-15-15 – Resolution approving rezoning Outlot X Meadow Brook North Plat 18 from C-2 to R-2

Eric Nikkel, Snyder and Associates, explained that this property is located near a residential area and will be purchased to build a single-family home. Additionally, a variance will be requested.

Commission members were informed that this project doesn't affect any future City development in this area.

Moved by Russell, seconded by McCleary, to approve Resolution No. PZ-15-15. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Hudson. Nays: O. Absent: Wood. Motion Carried.

9. RESOLUTION NO. PZ-15-16 – Resolution approving the Site Plan for Porch Swings and Fireflies Public Art Installation

Commission members objected to the changes being made to Gateway Park. Council Member Pepper told the Commission the City Council is excited about the project and that it will improve the entrance to the city.

Moved by McCleary, seconded by Kromrie, to table further action indefinitely for PZ-15-16. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Hudson. Nays: O. Absent: Wood. Motion Carried.

10. Reports and Comments

a. Commission Member Comments

Commission Member McCleary – Siren near his house works.

Commission Member Clayton – Asked about the development of the property near the gas line. Asked if any recommendations had been made regarding the tax abatement.

Commission Member Russell – Concerned about erosion of dirt piles on construction sites near her home. Would like tax abatement to be eliminated.

Commission Member Hudson– Supports elimination of tax abatement.

Commission Member Kromrie – Commended Manatts for leaving their work site in good condition.

b. Commission Chair Comments – none

c. City Administrator Comments – none

11. Adjournment

Moved by McCleary, seconded by Hudson, to adjourn the meeting at 7:18 p.m.

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Commission Chair, David Higgins	Mary Rork-Watson, Assistant to City Administrator