

**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 January 09, 2014, at 6:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Michele Bailey  
                                Commission Member Brian Clayton  
                                Commission Member Jeff Kromrie  
                                Commission Member Roy McCleary  
                                Commission Member Judi Mendenhall  
                                City Administrator Mark Arentsen  
                                Finance Director Lori Dunham

Absent:                    Commission Member Jennifer Keeler

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on January 08, 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 6:05 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Bailey, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of December 12, 2013. Roll call: Ayes: 6. Nays: 0. Motion carried.

Bradley Cooper, PE, Cooper Crawford & Associates, LLC, 475 South 50th Street, West Des Moines, and Dave Harmeyer, Vista Real Estate and Investment Corporation, 2400 86th Street, Urbandale, Iowa, presented a Preliminary Plat for Pleasant Grove, located on the east side of Grant Street, North, north of Fifth Street, Northeast, and south of Bondurant-Farrar High School, 1000 Grant Street, North. The development consists of approximately 36 acres with R-2 zoning. Sewer connection is on the northwest corner of the site, storm sewer would flow to the southwest to Outlot Z holding pond. The pond would be 16' deep. The frontage on the west side of the pond is adjacent to the trail to the high school. The area between the pond and trail would be designated as City park ground. A bench could be installed at this location. The developer would like the pond to be maintained by the City after all homes are built. The other park area is located in the northeast corner next to the

school district property. The current plat design shows the street in the northeast corner as a cul-de-sac instead of a through street east to future development. The pond dedication and street extension are two things the City Engineer would like to see addressed by the Commission. The developer suggested keeping the cul-de-sac as shown until the property to the east is sold for development. City Administrator Arentsen was leery of having the green space there and then extending the street in the future, upsetting residents. Mr. Harmeyer said that he would disclose to homebuyers the intent for street connection in the future. Commission Member Clayton inquired about the storm water calculations for the pond where the overflow will go. The Fieldview pond overflows to the culvert under Grant Street and a few times has ~~exceeded the culvert capacity~~reached its own overflow. The Pleasant Grove pond will also overflow to the same culvert. There is concern from the Fieldview residents about the Pleasant Grove pond overflow backfilling into the Fieldview pond. They questioned whether the Grant Street culvert has adequate capacity for both ponds. The Fieldview pond is owned and maintained by the residents on Fifth Street. Keith Daniel, 112 Fifth Street, Northeast, Frank Ditomaso, 106 Fifth Street, Northeast, and Brad Pfaltzgraff, 110 Fifth Street, Northeast, expressed concerns about access to the Fieldview pond from the backyards of the 13 Pleasant Grove lots that back to the pond and drainage issues. The City Engineer will evaluate the drainage calculations. Commission Member Clayton inquired about fencing the back lots of the Pleasant Grove properties and noted that the Fieldview pond is sloped at the bank and then has a steep dropoff. Commission Member Kromrie suggested that the new properties on the north side of the Fieldview pond could share in the cost of the pond maintenance. Commission Member Bailey inquired about the building of the homes. Vista Real Estate is a developer, not a builder. They will have 3-4 quality builders building the homes. They would like the homes to have curb appeal and will have size requirements. The development will have covenants. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to amend Resolution No. PZ-14-01, by accepting the Preliminary Plat for Pleasant Grove, located within the corporate limits of the City of Bondurant, Polk County, Iowa, with the stipulation that the development retain ownership of the pond and the street paving in the northeast corner be extended to the east end of the plat. Roll Call: McCleary-Yes, Bailey-Yes, Mendenhall-Yes, Clayton-Yes, Kromrie-Yes, Higgins-Yes. Motion carried.

City Administrator Arentsen led a discussion regarding a sidewalk on the west side of Grant Street, North, between 2nd Street, Northwest, and 4th Street, Northwest. He prefers not to install a sidewalk at this time due to most of the sidewalk cost would be for the property on the northwest corner of Grant and Second and snow removal would be an issue. The drifting in that area is bad and with the ditches, it would not just be the sidewalk expense but also drainage installation expense. City Administrator Arentsen recommended installing a pedestrian cross signal at the corner of Grant Street, North, and Fourth Street, to allow people to cross Grant Street and walk on the east side of Grant Street. Resident Brad Pfaltzgraff commented that the resident on that corner did sell his property for the Renaud Ridge development. It seemed that it was a lot of street crossing for two blocks and the pedestrian crossing signal may back up traffic towards the 4-way stop.

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

- Commission Member Mendenhall – No comment.
- Commission Member Bailey – Bondurant Auto is extending their parking of cars on to City property and blocking drive; inquired about the standing water near the corner of Hubbell and Grant.
- Commission Member McCleary – Inquired about the stench by the Casey's on Grant.
- Commission Member Clayton – No comment.
- Commission Member Kromrie – Excited to get back involved with the City.

**The following items were discussed as part of Commission Chair Higgins' comments:**

- Welcome to Jeff Kromrie.
- Inquired about next agenda.

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

- Upcoming meeting may include Mallard Creek development plat.
- Brad Scheib, Hoisington Koezler, will be providing a proposal for reviewing the zoning ordinance.
- 80 residential building permits were issued during 2013.
- WRA main connections are done. Work on connecting four lift stations should be done this month.

Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:05 p.m.

---

Lori Dunham  
Finance Director

ATTEST:

---

David Higgins  
Commission Chair