

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 August 14, 2014, at 6:00 p.m.

Present: Commission Chair Dave Higgins
 Commission Member Judi Mendenhall
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Jeff Kromrie
 City Administrator Mark Arentsen
 Assistant to City Administrator Mary Rork-Watson

Absent: Commission Member Jennifer Keeler
 Commission Member Roy McCleary

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on August 11, 2014. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Dave Higgins called the meeting to order at 6:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Clayton, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Kromrie, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of June 12, 2014. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mr. Jim Belzer, 105 North Monroe, New Sharon, Iowa, presented the Plat of Survey for property at 489 Lincoln Street, Southeast, Bondurant. Belzer plans to build a house and unattached garage on the 66' x 270' lot. A 36' x 110' parcel was gifted to Pam Dearden to preserve Ms. Dearden's drive.

Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve Resolution PZ-14-05, a Resolution approving the Plat of Survey for the property at 489 Lincoln Street, Southeast, Bondurant, Polk County, Iowa. Roll Call: Mendenhall – Yes, Bailey – Yes, Kromrie – Yes, Clayton – Yes, Higgins – Yes. Motion carried.

Mr. Charlie Dunn, Jensen Builders Ltd. and Mr. Dan Folkman, Midwest Underground Supply, presented a site plan for a new 12,960-square-foot accessory building located on 1106 32nd Street, Southwest, Bondurant. The building will be located east of the existing building near the loading docks.

Commission Chair Higgins asked if the bays would be used by Midwest Underground or Hulcher Equipment. Mr. Folkman said Midwest Underground would use one bay, Hulcher would use the other 8 bays.

City Administrator Arentsen said the building meets almost all the architectural standards in the M-District ordinances. He asked if it was possible to add stone on east elevation and Mr. Dunn explained it add about \$20,000 to the cost and the lease is already signed. Mr. Dunn said that the brick veneer would be applied to the south and west elevations. The south elevation faces 32nd Street, Southwest.

Commission Member Bailey said the business keeps their grounds neat and mowed and it always looks nice. City Administrator Arentsen asked about the equipment stored along the north fence of the property. Mr. Folkman said these were there for repairs for customers and comes and goes. Mr. Folkman said the storage bays would allow the renters' trucks parked to the south of the building to be moved inside to increase security for renters and prevent theft.

City Administrator Arentsen asked if the engineer's comments regarding retention were accounted for. Mr. Dunn said they were working with Civil Design Advantage of Waukee for calculations. City Administrator Arentsen said it would be best to have the information by Monday's Council meeting.

Commission Member Mendenhall asked about the materials used for the building and Commission Member Kromrie asked about the engineer's comments regarding sanitary sewer service. Mr. Dunn said those issues would be worked out with the property owners to the south. Commission Member Bailey asked if the materials meet the standards listed for M-Districts. Commission Chair Higgins noted it was brick façade on the 32nd side and the west side is behind the building so at the present time, it meets those standards.

Motion made by Commission Member Kromrie, seconded by Commission Member Bailey, to approve the Site Plan submitted by Midwest Underground Supply LLC, for a new accessory building on 1106 32nd Street, Southwest, Bondurant, Polk County, Iowa. Roll Call: Kromrie – Yes, Bailey – Yes, Clayton – Yes, Higgins – Yes, Mendenhall – Yes. Motion carried.

Brad Scheib, Hoisington Koeqler Group Inc., presented a Small Area Concepts Review for Bondurant Heights and Lincoln Estates. Representatives of Kading Property, in attendance, have a development application submitted. He presented several concept designs to show possible touchdown points for a collector street for the developments. A collector street carries more traffic and creates a network of streets that don't overburden existing streets such as Grant.

Mark Lee, Lee Engineering, 8003 Douglas Avenue, Urbandale, Iowa, asked the Commission Members to consider that the placement of the connector road is important to a developer. If the road remains to the outside boundary of the development, it is less risky for the developer. A road that cuts through the development adds the risk of difficult lot sizes.

Mr. Scheib also presented different park concepts to the Commission Members. He asked them to consider whether they preferred pocket parks accessible by neighborhood residents or larger parks that would serve more than one neighborhood.

Mr. Scheib will also be working on a concept for Mallard Creek which will present touchdown points for a collector street and lot configurations west of Grant Street.

Commission Chair Higgins called for discussion on Resolution PZ-14-07. Mr. Scheib said Hoisington Kogler will conduct a zoning ordinance review and suggest revisions to the subdivision ordinances. Commission Chair Higgins had a budgeting question regarding the cost of the study.

Motion made by Commission Member Bailey, seconded by Commission Member Mendenhall to approve Resolution PZ-14-07, a resolution recommending approval of Proposal for Subdivision and Parkland Dedication Study and Revisions by Hoisington Kogler Group Inc. for a proposed fee of \$3,200.00. Roll Call: Bailey – Yes, Mendenhall – Yes, Kromrie – Yes, Clayton – Yes, Higgins – Yes. Motion carried.

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

- Commission Member Kromrie – no comment
- Commission Member Clayton – Thanked Kading Properties for including a commercial right-of-way instead of developing the property all the way to Highway 65. He then asked Commission Member Bailey when she would be moving so the Commission could begin a search for a replacement.
- Commission Member Bailey – Moving out of the city in November.
- Commission Member Mendenhall – no comment

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

- Commission Chair had no comments.

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

- City Administrator Arentsen had no comments.

Motion made by Commission Member Kromrie, seconded by Commission Member Bailey, to adjourn the meeting. Roll Call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 8:00 p.m.

Mary Rork-Watson, Assist. to City Administrator

ATTEST:

Dave Higgins, Commission Chair