

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
SEPTEMBER 25, 2014
MINUTES

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:07 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Dave Higgins
Commission Member Michele Bailey
Commission Member Brian Clayton
Commission Member Jennifer Keeler
Commission Member Jeff Kromrie
Commission Member Judi Mendenhall
Absent: Commission Member Roy McCleary

City Officials Present: City Administrator Mark Arentsen
Assistant to City Administrator Mary Rork-Watson

3. Perfecting and Approval of the Agenda

Motion made by Commission Member Mendenhall, seconded by Commission Member Keeler, to approve the agenda as presented. Roll Call: Ayes: 6. Nays: 0. Motion Carried.

4. Approval of the Commission Minutes – September 11, 2014

Commission Member Keeler noted that she had been present for comments at the last meeting but her name was omitted in the minutes.

Motion made by Commission Member Keeler, seconded by Commission Member Mendenhall, to approve the agenda as amended. Roll Call: Ayes: 6. Nays: 0. Motion Carried.

5. Guests requesting to address the Commission –

Jeff Way, 146 Paine Street, Southeast, Bondurant, addressed the Commission regarding the Lincoln Estates II development. Mr. Way said that he was against the development because he felt that the development would not be a good neighbor and he said the additional traffic passing through the neighborhood would be a safety issue. He said that after canvassing his

neighborhood he had a petition with 70 signatures from residents who were also against the proposed development.

Commission Chair Higgins said that Kading Properties has only presented a conceptual drawing and a site plan has not been officially submitted. He explained that Kading Properties has addressed issues that have been presented to them by the Planning and Zoning Commission. He said there is still time for citizens to offer their comments when the official site plan is presented.

City Administrator Arentsen said that the property is zoned for multi-family housing and a developer could build 20 units per acre and still be in compliance with the zoning code.

Commission Chair Higgins said that the developer has only presented a conceptual drawing that shows the location of the collector street as requested by the Planning and Zoning Commission. He also explained the process that occurs before a site plan is accepted by the Commission and the City Council.

Commission Member Bailey said there are a lot of rumors concerning the Lincoln Estates development. She said that Lincoln Estates is not low-income housing and residents pay approximately \$1,000 per month for rent and utilities. She also said that the Commission is at present focusing on collector street locations and plans for future developments.

City Administrator Arentsen explained that Kading Properties has not purchased the property. He said most developers have an agreement with a seller that gives them rights to buy the property subject to getting the project approved.

Commission Chair Higgins explained that all information regarding the Planning and Zoning Commission business is posted on the City of Bondurant website and at public locations. Residents can also call the City Center for details regarding meetings and agendas, if they have questions. Citizens are always welcome at meetings conducted by the Planning and Zoning Commission.

6. Public Hearing for the Purpose of Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapters 175, 176, 177, 178 and 180

Motion made by Bailey, seconded by Mendenhall, to close the regular Planning and Zoning Commission meeting at 6:34 p.m., and open the Public Hearing for consideration of Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapters 175, 176, 177, 178 and 180. Roll Call: Ayes: 6. Nays: 0. Motion Carried.

No one from the public had comments regarding the amendments.

City Administrator Arentsen said that he would like to add language regarding new or used car dealerships and set standards for these properties because there are features that are unique to car dealerships. He said he is working with Brad Scheib, Hoisington Koegler Group Inc., to add specific wording for car dealerships to the Code.

Commission Member Kromrie said some cities require a minimum of 100 paved parking spaces for inventory.

Commission Member Bailey said consistent standards would be important to prevent small dealers from setting up businesses that look cluttered.

City Administrator Arentsen said that there should be additional language that sets standards for fast-food restaurants and drive-through locations. This information would be included in the Code under *Section 32D. Facilities with drive-through windows.*

City Administrator Arentsen would also like to change Section 180.08 Final Plat Requirements that presently states “*B. Protective Covenants. Any protective covenants or restrictions to be imposed upon the plat should be submitted for approval with the final plat.*” City Administrator Arentsen doesn’t want a resident to think the City will be responsible for enforcing covenants for housing developments. He will discuss the issue further with City Attorney David Brick.

Commission Member Clayton said that each neighborhood has different covenants and those covenants often cover issues beyond the zoning codes such as house paint color and that enforcing these would be difficult.

Commission Member Mendenhall left the meeting at 6:45 p.m.

After further discussion, the Commission decided to table Resolution PZ-14-13 so further revisions could be made to the ordinances and could be included in the amendments.

Motion made by Keeler, seconded by Kromrie to table Resolution PZ-14-13 for further amendment. Roll Call: Ayes: 5. Nays: 0. Motion Carried.

Motion made by Bailey, seconded by Keeler, to close the Public Hearing at 6:53 p.m. and open the regular Planning and Zoning Commission meeting. Roll Call: Ayes: 5. Nays: 0. Motion Carried.

7. Discussion – Mallard Creek Small Area Plans

Commission Chair Higgins said that Karen Hudson had addressed the Commission with her ideas concerning the Mallard Creek plan at the last meeting.

City Administrator Arentsen said the revisions shown on the design account for Ms. Hudson’s suggestions that the houses on Second Street will face the street like the ones that already exist.

Council Member Keeler noted that the design was a guide, not a site plan. She said she liked that the houses won’t have driveways onto Second Street but are alley-fed. She said she also liked that the houses face the street and people wouldn’t have to see the backs of houses.

Council Member Clayton said he had no issue with the alley-fed concept as long as the alleys are owned by the City. He didn't want the responsibility of snow removal and maintenance to depend on a homeowners' association with the potential for Wolf Creek issues.

Commission Chair Higgins said that there is a need to control the size of the alley and account for trash collection, snow removal and stormwater run-off and maintenance.

City Administrator Arentsen said the City can set requirements for alleys for Zoning code. He said he would consult with Bob Veenstra for his opinions on standards for alley design.

Commission Chair Higgins asked members if the collector street locations made sense. Commission members thought the touch points were in logical locations.

8. Reports and Comments

a. Commission Member Comments

Commission Member Kromrie – Wants a place to put a dealership in the City.

Commission Member Clayton – Attended the City Council meeting and heard concerns from council members about cul-de-sacs in developments and noted that Council members are more interested in developing grid streets. There was also discussion at the Council meeting about stormwater retention and he thinks the Commission should take a concerted look at the effect stormwater has on properties not just within a construction area but further out to be sure water is draining properly.

Commission Member Bailey – Inquired about the status of a property on Garfield Street. City Administrator Arentsen said the owner's date to comply with the nuisance abatement letter is September 29 and he has spoken to the property owner regarding the items in his yard. Council Member Bailey asked if a letter had been sent to Bondurant Auto about parking on the lawn. City Administrator Arentsen said a letter wasn't sent but it didn't appear there were any vehicles parking on the grass recently.

Commission Member Keeler –The BDI Arts and Recreation Subcommittee is applying for the Iowa Living Roadways Community Visioning Program and needs 8 community members to volunteer to serve on the committee. The Community Visioning program pays for 10 months of planning and provides guidance regarding which grants are available for funding community projects. BDI Arts and Recreation Subcommittee applied for a grant to fund beautification efforts at the south entry at Grant Street near Casey's. The committee members also met with Moberg Gallery and spoke with landscape and sculpture artists in regards to a project that would qualify for a BRAVO grant.

b. Commission Chair Comments

Commission Chair Higgins asked if anyone had applied to the vacancies on the Commission. Commission Member Clayton said he may have someone interested in serving on the Commission.

c. City Administrator Comments – Peterbilt dealership development has stalled. He said the property owner has stopped communicating and won't sign the offer.

9. Adjournment

Motion made by Commission Member Bailey, seconded by Commission Member Kromrie, to adjourn the meeting at 7:26 p.m. Roll Call: Ayes: 5. Nays: 0. Motion Carried.

Mary Rork-Watson, Asst. to City Administrator

ATTEST:

David Higgins, Commission Chair