

**CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
JUNE 11, 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 Jennifer Keeler
Commission Member Tamara Russell

Absent: Commission Member Jeff Kromrie
Commission Member Roy McCleary
Commission Member Laura Wood

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 Russell, seconded by Commission Member Keeler, to approve the agenda as presented. Roll Call: Ayes: 4. Nays: 0. Motion Carried.

4. Approval of the Commission Minutes of May 28, 2015

Motion made by Commission Member Clayton, seconded by Commission Member Russell, to approve the agenda as presented. Roll Call: Ayes: 4. Nays: 0. Motion Carried.

5. Guests requesting to address the Commission – None

6. RESOLUTION NO. PZ-15-08 – Resolution approving the Preliminary Plat for Wolf Creek Plat 7 and 8

Seth Sunderman, Snyder and Associates, Ankeny, addressed the Commission representing Chateau Bondurant, LLC regarding Wolf Creek Plat 7 and 8, a residential subdivision of 35 single family lots. He said this is a continuation of the Wolf Creek subdivision west of Plats 4 and 6 along Poplar Drive and Hawthorn Drive.

Commission Member Higgins asked if the City Engineer's comments had been received. Mr. Sunderman said revisions had been made reflecting comments. He wasn't sure of the build-out plan.

Commission Member Clayton asked if drainage issues had been addressed. Mr. Sunderman said the Plat had been revised to include the City Engineer's comments regarding overland flowage.

Commission Member Keeler asked if the comments regarding the Parkland Dedication had been addressed. Mr. Sunderman said the Commission members would need to provide a statement of direction regarding this item.

City Administrator Arentsen said a previous plan was that the entire exterior of Wolf Creek would be a linear park. That plan was developed before the current Zoning Ordinance updates and allowed water detention areas to be included although that is not allowed any longer. This proposed park doesn't any include any water detention areas.

Commission Chair Higgins asked about access to the proposed Parkland. Mr. Sunderman said there is no access.

Commission Member Clayton said building a park without public access would not satisfy citizens and would be pointless. Commission Member Keeler asked if there was still a plan to build a trail all the way around Wolf Creek. City Administrator Arentsen said the previous park board didn't like that plan. Commission Chair Higgins said the City would be expected to build the trail which didn't make sense and didn't fit the Comp. Plan.

Commission members suggested providing access from the west to the Park from Lot 12 Plat 7. City Administrator Arentsen said that any trail easement would need to be planned for 15 feet per the City's standards.

Mr. Sunderman wasn't sure if the Parkland Dedication met the Zoning ordinance formula for the 35 proposed lots. This will need to be verified.

Commission Chair Higgins said that temporary turnarounds will need to be constructed to allow for snow plows, school buses, and construction traffic.

Motion made by Commission Member Keeler, seconded by Commission Member Russell, to approve Resolution No. PZ-15-08, with the stipulation that the comments regarding Item 17 – temporary turnarounds on the west end of streets and Item 26 – trail access to the proposed parkland dedication are adequately addressed before the City Council meets on Tuesday, June 16. Roll Call: Ayes: 4. Nays: 0. Motion Carried.

7. RESOLUTION NO. PZ-15-09 – Resolution approving the Plat of Survey for Parcels 'A' and 'B', Outlot 'Y' Wisteria Heights Plat 2

City Administrator Arentsen explained that the stormwater detention area was previously dedicated to the City. The City is selling the detention area to Integrity Homes who will divide the area among lots. This will allow homeowners to maintain the adjacent area, instead of the City, as part of their property. Homeowners can't change the grade. He said homeowners can fence their yards but can't restrict drainage.

Since the lots aren't sold, the developer is changing the Plat of Survey to reflect the addition of the detention area to the lots.

Motion made by Commission Member Clayton, seconded by Commission Member Keeler, to approve Resolution No. PZ-15-09. Roll Call: Ayes: 4. Nays: 0. Motion Carried.

8. Reports and Comments

a. Commission Member Comments

Commission Member Clayton – Resident suggested to him that since Bondurant is a Tree City, residents should be encouraged to plant trees. Some developments have no trees at all. Perhaps developers could be encouraged to offer trees to home buyers.

Commission Member Russell – Same resident had made the same suggestion to her.

Commission Member Keeler – Sidewalk Chalk Festival, July 10, has registrations from 6 adults and 49 children. Winners of the contest can win cash prizes. Registration is available on the BDI Facebook page.

b. Commission Chair Comments

Commission Chair Higgins – no comments

c. City Administrator Comments

City Administrator Arentsen reported that the City Council will appoint a new mayor on June 16.

9. Adjournment

Motion made by Commission Member Clayton, seconded by Commission Member Keeler, to adjourn the meeting at 6:35 p.m. Roll Call: Ayes: 4. Nays: 0. Motion Carried.

Mary Rork-Watson, Asst. to City Administrator

ATTEST:

Dave Higgins, Commission Chair