

**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 September 23, 2010, at 6:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Jennifer Keeler  
                                Commission Member Brian Lohse  
                                Commission Member Roland Mark  
                                Commission Member Roy McCleary  
                                Commission Member Jolyn Meehan  
                                Commission Member Judi Mendenhall  
                                City Administrator Mark J. Arentsen  
                                Finance Director Lori Dunham

Absent:                   None

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on September 17, 2010. All proceedings hereafter shown were taken while the convened meeting was open to the public.

City Administrator Arentsen participated telephonically as he was attending the Iowa League of Cities Conference in Iowa City.

Commission Chair 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 McCleary, seconded by Commission Member Mendenhall, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Keeler, to approve the Planning and Zoning Commission Minutes of August 26, 2010. Roll call: Ayes: 6. Nays: 0. Motion carried.

Commission Member Meehan arrived at 6:04 p.m.

Mr. Mark DeMey, 1230 NE 31st Street, Ankeny, Iowa, owner and operator of Decade Properties, LLC, and Synergy Contracting, LLC, presented a Site Plan for Synergy Contracting, located at 1120 Second Street, Northeast, Bondurant, Polk County, Iowa. Mr. DeMey stated that he will be adding screening, surfacing and sediment control to the

property. The north side of the lot will include an 8-10' grass filter strip. South of the grass strip, material supplies, small equipment and stock piled rock and dirt material will be stored. The rock and dirt piles will have perimeter control to avoid leaching. Screening will consist of a 4-5' tall berm and vegetation, including junipers, large shrubs, spruce and oak trees. An asphalt hard surface will be added off of Second Street, Northeast, for 3 parking stalls and 1 handicap parking space. Equipment at this location would include a dump truck, backhoe and a low boy trailer and most other equipment would be at the job sites of their current work. There will be fuel barrels that are double lined to hold diesel and off road diesel fuel. His company employs about 20 people but the number reporting to the office would be 3. Commission Member Lohse inquired about fencing the perimeter of the property, especially the north side. Mr. DeMey thought that the railroad property sits up kind of high with some trees bordering there already. The screening he is putting up is for aesthetic purposes not for security. Commission Member Mendenhall inquired about the size of the fuel barrels. The barrels will be 1,000 gallons each, about 5' wide x 5' length x 8' deep and secured with lock and key. Commission Member Mark asked if the barrels would be above ground. Mr. DeMey stated yes. Mr. Mark inquired about the equipment that will be on site. There will be a low boy semi, dump truck, flat deck semi for hauling rock, dirt and sand. Some leftover pvc pipe and steel pipe will be stored on site. Commission Member Mark inquired about the safety of the pipe and how they were going to be stored to prevent rolling. Mr. DeMey stated that the larger pipe is up to 48" in diameter and is too heavy to roll. The smaller pipe could be abutted to the larger pipe to prevent rolling. Mr. DeMey stated that his location will be OSHA compliant. Synergy is a safety conscious company. All pipes will be open ended. Mr. DeMey stated that he would consult with City Engineer Ed Slattery, on whether a containment box is needed for the fuel barrels since they are double lined. Commission Chair Higgins felt that the containment box was necessary in case a driver would leave the fuel container unsealed. Mr. DeMey stated that his hours of operation would be 7:00 a.m., to 7:00 p.m.

Mr. Jeff Way, 146 Paine Street, Southeast, and Mr. Leo Kolo, 148 Paine Street, Southeast, Bondurant, spoke concerning the amount of noise associated with the business and if this was going to be a repair facility for Mr. DeMey's large equipment. Mr. DeMey stated that his company is not in the repair business. Equipment repairs will take place mostly on job sites. Some small repairs may be made but not frequently. Mr. Way also was concerned with the looks of the business. He did not want another trailer repair facility like the one down the street. Mr. DeMey is aware of the property mentioned and stated that his facility would be more like Huber Grading's site. Mr. Kolo stated that noisy activity at the property has taken place earlier than 7:00 a.m., and after 7:00 p.m. Mr. DeMey should take into consideration his neighbors when starting his work for the day. Mr. Kolo is not happy with looks of the property and wanted to know what the trees were going to hide. Trees are slow growing. Mr. Kolo did not think the City was looking out for the Paine Heights residents in allowing this site to be developed as a contracting company site even though it is zoned M-2. Mr. DeMey stated that the noise level has been higher lately due to trying to get the site graded and the

weeds cleared. The weather has delayed the work and normal traffic will be less than the current activity. Mr. Kolo wanted a phone number to call when equipment alarms go off like an earlier night. He had to listen to the alarm for over an hour until it shut off by itself. Mr. DeMey apologized for the alarm and said that he found out what happened the following morning. He was willing to give Mr. Kolo a phone number for any issues that arise. Commission Member McCleary stated that he has been working with Mr. DeMey on storm water issues and Mr. DeMey has been very responsive to his requests. Commission Member McCleary thought the semi trucks going down Second Street to the elevator are louder than the equipment that will be on site and the berm will absorb some of that sound. Commission Member Lohse cited that Mr. DeMey had heard from his neighbors and hoped that he would be willing to work with them in the coming years. Mr. Kolo requested that in the future when businesses move out along Second Street, that the City consider residential zoning for those locations. Commission Chair Higgins stated that the City usually does not spot zone but if Mr. Kolo has concerns in the future, he is welcome to come to the City meetings. Motion made by Commission Member McCleary, seconded by Commission Member Meehan, to approve Resolution No. PZ-10-15, a Resolution recommending approval of the Site Plan for Decade Properties, LLC, doing business as Synergy Contracting, located at 1120 Second Street, Northeast, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Meehan-Yes, Lohse-Yes, Mark-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

Commission Chair Higgins departed the meeting at 6:57 p.m., due to a high alarm call from one of the City lift stations due to the storm. Commission Vice Chair McCleary assumed the chair seat.

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

- Commission Member Keeler – Thanked the residents for coming to the meeting; the M-2 zoning existed on Second Street prior to these residents moving into their homes; trusted that Mr. DeMey will do a good job of eliminating his neighbors fears.
- Commission Member Mendenhall – Felt Synergy was a good company and Bondurant needs good businesses to move into town.
- Commission Member Meehan – No Comment.
- Commission Member Lohse – Mentioned last month about a Red Box vendor and Casey's is still in talks with the vendor.
- Commission Member Mark – Synergy business met code for property use and not much the City can do about it if they are in accordance with the zoning.

**The following items were discussed as part of City Administrator Arentsen's comments:**

- No Comment.

**The following items were discussed as part of Commission Vice Chair McCleary's comments:**

- Has worked with Mr. DeMey and has met no resistance, tree berm will help with the noise and Mr. DeMey will not be making money if his trucks are sitting at the property.

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

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David Higgins  
Chair

ATTEST:

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Lori Dunham  
Finance Director