

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 November 11, 2010, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Jennifer Keeler
 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: Commission Member Brian Lohse

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on November 05, 2010. 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 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 Mark, to approve the Planning and Zoning Commission Minutes of September 23, 2010. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Mike Harmeyer, 1111 11th Avenue, Southeast, Altoona, Iowa, owner of HB Properties, and Mr. Vic Piagentini, Associated Engineering Company of Iowa, 2917 Martin Luther King Jr., Parkway, Des Moines, Iowa, spoke with the Commission concerning the annexation and Preliminary Plat of Morgan Estates Plat 2, located on the west side of Northeast Morgan Drive and north of Northeast 82nd Avenue, Bondurant, Polk County, Iowa. The plat includes 40 acres with 18 lots. There are nine approximately one-acre lots and nine larger lots up to 4.88 acres. There will be no city water or sewer to this property. There will be a well dug for every four houses and each home will have a septic system. The quantity and quality of water available is good. There is no fire flow on this plat. Commission Member Keeler asked Mr. Harmeyer how he benefits from annexing to the City. Mr. Harmeyer stated that he can

preserve timber on the plat. The County wanted him to split the plat differently and he would lose more timber. Mr. Harmeyer and his son will each have their personal residence on this plat. He does not want to lose the character of the ground although there will be some changes to allow for the water detention added for City requirements. The streets will be paved to City specifications but will be considered a private drive. The homeowners association will plow and maintain. There will be a wooden bridge to Lots 1 and 2. Mr. Harmeyer will make a parkland contribution to the City in lieu of land for a park. The plat will contain upper end housing starting around \$250,000 to \$400,000 on the acre lots and \$400,000 to \$600,000 on the larger lots, including the land costs. The front of each lot will include a right of way easement in case sewer ever becomes available in the future. Mr. Piagentini commented on the stormwater issues on the plat that concerned the City Engineer. A planned 60" culvert will now be omitted and a bridge will be installed. Detention area will be added. The plat will meet SUDAS for detention requirements. They will be retaining a lot of water on site. Perc test have been completed on some of the lots. Commission Member McCleary was concerned with preserving grade on the plat. Mr. Harmeyer stated that the grade is established on the plat maps. Those protect the City and whoever changes the grade is liable for correcting the problem. Commission Chair Higgins inquired as to the depth of the pond. Mr. Harmeyer stated that the pond will be a dry detention pond. A lot of the field tile on the property is plugged and damaged. The detention pond will be re-evaluated in the spring and it may become a wet pond that is 12'-14' deep. Mr. Higgins stated that the fire department would support a dry hydrant between Lots 3 and 5. Mr. Harmeyer agreed that when it is dried up next year and a wet pond is a possibility, he could have two acres of water for a dry hydrant.

Motion made by Commission Member McCleary, seconded by Commission Member Mark, to approve Resolution No. PZ-10-16, a Resolution recommending approval of the Annexation Request for Morgan Estates Plat 2, located on the west side of Northeast Morgan Drive and north of Northeast 82nd Avenue, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Mark-Yes, Meehan-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-10-17, a Resolution recommending approval of the Preliminary Plat for Morgan Estates Plat 2, located on the west side of Northeast Morgan Drive and north of Northeast 82nd Avenue, Bondurant, Polk County, Iowa. Roll Call: Mark-Yes, Mendenhall-Yes, Meehan-No, McCleary-No, Keeler-Yes, Higgins-Yes. Motion carried.

Commission Member McCleary thought it was premature that the Preliminary Plat was before the Commission due to the lack of time for the City Engineer to respond to Mr. Piagentini's response to their comments. Motion made by Commission Member McCleary, seconded by Commission Member Meehan, that the City receive a comment letter back from the City Engineer prior to the next Council meeting so that Council has feedback on the drainage issues on the plat and that Mr. Piagentini has fulfilled all of the requests. Roll Call:

McCleary-Yes, Meehan-Yes, Mark-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Keeler – No Comment.
- Commission Member Mendenhall – Stated that a certain amount of material was required to be added at the old Union 76 property to cap it off.
- Commission Member Meehan – No Comment.
- Commission Member Mark – Inquired about the activity on the exit ramp from I-80 to Highway 330. Is the ramp being closed now or just being worked on?
- Commission Member McCleary – Inquired if the dirt being removed from the exit had a home, the City could use some of it.

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

- The ramp is being removed.

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

- Would like to see the Commission meeting regularly after the first of the year even if nothing is required for action. He would like to see the Commission address zoning, bike trail maintenance, etc.
- Inquired about the old Union 76 property. There appears to be terracing going on in the northeast corner where the pond was filled in to slow the water down.

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

David Higgins
Chair

ATTEST:

Lori Dunham
Finance Director