

**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 March 22, 2012, at 6:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Michele Bailey  
                                Commission Member Brian Clayton  
                                Commission Member Roy McCleary  
                                Commission Member Jolyn Meehan  
                                City Administrator Mark J. Arentsen  
                                Finance Director Lori Dunham

Absent:                    Commission Member Jennifer Keeler  
                                Commission Member Judi Mendenhall

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on March 20, 2012. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:02 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member McCleary, seconded by Commission Member Meehan, to approve the Planning and Zoning Commission Minutes of March 08, 2012. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mr. Randy Collison, MNC2 Properties, 601 Sycamore Drive, Northwest, Bondurant, Iowa, Don Brill and Sue Parrino, Homes by Brill, 2894 106th St., #120, Urbandale, Iowa, and Alan Behnkendorf and Mark McMurphy, Abaci Consulting, 101 Northeast Circle Drive, Grimes, Iowa, presented a Site Plan for Bird's Nest Daycare, located at 500 Grant Street, South, Bondurant, Iowa. Mr. Collison stated that they have been going through code and standards for the building and it will comply with the 30% stone or hard surface requirement on the exterior. Commission Member Bailey inquired about the detention pond existing on City property. Mr. Behnkendorf stated that the detention area will have minimal excavation done

as there is a natural depression there and will have a depth of two feet. There is a gas line in that area but water is not expected to be present at all times. Commission Member Bailey inquired about expansion in the future. Mr. Collison stated that if they need to expand in the future, it would have to be at a different location. The lot is full with no room for future expansion. Commission Member Bailey inquired if the storm water draining to the north of Mrs. Stoll's home would flow above ground or below ground. Mr. Collison said that there will be no pipes for drainage and there is a swale on the south property line. Commission Member Bailey inquired about the maintenance building access gate and if there was going to be a driveway extended to it. Mr. Collison stated that the building will house lawnmowers and the grease trap and people will have to park and walk to the building.

City Administrator Arentsen stated that the purpose of this meeting is to just approve the building so MNC2 can start with their construction. The Bird's Nest has to be out of their portable building at the school's site by August 2012. So the questions being asked are all good questions but tonight's meeting is just to approve the building. There are things that have not been completely determined yet. A revision to the Site Plan, at the Commission Members' seats, showed the gravel drive in the City right of way highlighted in yellow. City Administrator Mark Arentsen stated that this would be paved by the City. Commission Member Bailey stated that the City is setting a precedent by paving the driveway for a resident. City Administrator Arentsen stated that may be true but he could not think of another situation in town where this same situation appears. Mrs. Bailey stated that the City has the same situation across the highway with the Kading Property. There was discussion on TIF, Council approval, the City right of way and history of Grant Street.

Commission Member Bailey asked if the side yard setbacks have been met. City Administrator Arentsen stated that the City Engineer has approved the setback placing. The ordinance is not very clear because it calls for a total fifty foot side yard setback instead of stating a minimum amount for each side. Commission Chair Higgins stated that after this meeting the Commission needs to clarify the R-3 section of the Zoning Code to prevent someone from having a two foot side yard on one side and a forty-eight foot side yard on the other side. Commission Member Bailey asked about the four foot sidewalk from the building to the back and what route the kids will walk to the school. Mr. Collison stated that adults would walk the kids across the school parking lot on the northwest side of their lot. They are working with the school on how that would work. Mrs. Bailey was concerned about the safety of the kids with all of the cars driving through there to drop off their kids. Mrs. Bailey asked if there would be a fence on the property to keep kids from running onto the school yard. Mr. Collison stated that a fence would run from the northwest building corner north and west along the property line, south to the property line and north to the southwest building corner.

Commission Member McCleary interrupted the meeting and asked if he could raise the point of order. He asked if the discussion was on the whole site plan or is the discussion just on the building? There is a direct conflict there because if the Commission is only approving the building then the other issues will come back to the Commission at another time. It's my understanding all we are discussing tonight is the building. City Administrator Arentsen stated that it is appropriate to ask all the questions so all parties know what the issues are. Curt Sullivan, 909 14th Street, Southeast, Bondurant, Iowa, partner with MNC2, stated that he appreciated the questions because they help us know what will need addressing. Commission Member Bailey stated that she was asking the questions because the resolution is for Site Plan approval, not building approval. Commission Chair Higgins asked for clarification that the Commission is only approving the location of the building on the lot? City Administrator Arentsen said yes, and approving the exterior of the building, but he was not going to limit the questions that can be asked. The resolution should be amended before approval.

Commission Member Bailey asked if there was going to be a monument sign. The intention is to just have a sign on the building. City Administrator Arentsen stated that they have not discussed any signage but they do not have to have an off building sign. The regulations are there if they have one, but they can have a building sign. Commission Member Higgins stated that this is a residential district so they probably cannot have a monument sign. Mr. Sullivan stated that they intend to only have a sign on the building. There will be no monument sign. Commission Member McCleary stated that this is a good location for a daycare. As far as the kids walking to school, maybe the school district needs to provide a crossing guard at their location like they do across the other crossings. Commission Member Meehan agreed that this is a very congested location but it is also a great location. Commission Member Clayton stated that he was agreeable with the building and that parties on both sides of the table would make sure it was done right. He did have a concern with the concrete driveway. He would propose an option at a later date that would probably save money to the taxpayers and be a better solution. Commission Member Meehan inquired if there was to be a basement. Mr. Collison said there would be no basement. Commission Member Meehan inquired as to where will the kids go in case of tornado? Mr. Collison stated that the school will have a safe room across the way that should be open to the public. Commission Chair Higgins stated that any interior hallway or restrooms with no windows would be considered a safe place to be. Commission Chair Higgins inquired as to the 30% concrete block or stone being required on any side facing a public street, and if they consider Garfield to be a public street? Mr. Collison acknowledged that they would wrap the entire building with stone around the exterior bottom with lap siding (hardy plank) on top.

Motion made by Commission Member McCleary, seconded by Commission Member Meehan, to amend Resolution No. PZ-12-01, by accepting the proposed building section of the Site Plan only, for The Bird's Nest, 500 Grant Street, South, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Meehan-Yes, Clayton-Yes, Bailey-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Clayton – Suggested moving the driveway to The Bird's Nest to the south, saving concrete costs and improving the drainage.
- Commission Member McCleary – When we approve the Comprehensive Plan, the Commission needs to update the Planning and Zoning so the two are not in conflict.
- Commission Member Meehan – No comment.
- Commission Member Bailey – No comment.

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

- Until the next meeting, think about the side yard setback minimums that should be clarified in the Zoning Code and consideration of properties that are next to R-2 zoning.

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

- Vacation coming up.
- Administrative Assistant Shelby Hagan is the new Recreation Coordinator starting April 01.
- Paine Heights contractor started preparing the grub work.
- Hubble Realty is still meeting with their project.
- The WRA awarded the contract in Altoona to I-80 this year keeping them on schedule for next year to start the portion north of I-80 to Bondurant.

Motion made by Commission Member McCleary, 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 6:50 p.m.

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David Higgins  
Chair

ATTEST:

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Lori Dunham  
Finance Director