

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 April 12, 2012, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Michele Bailey
 Commission Member Jennifer Keeler
 Commission Member Jolyn Meehan
 Council Member Amy Bogaards
 City Administrator Mark J. Arentsen
 Finance Director Lori Dunham

Absent: Commission Member Brian Clayton
 Commission Member Roy McCleary
 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 April 09, 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 6:03 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Keeler, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Commission Member Bailey, seconded by Commission Member Meehan, to approve the Planning and Zoning Commission Minutes of March 22, 2012. Roll call: Ayes: 4. Nays: 0. Motion carried.

Mr. Alan Behnkendorf, Abaci Consulting, Inc., 101 Northeast Circle Drive, Grimes, Iowa and Mr. Randy Collison, MNC2 Properties, 601 Sycamore Drive, Northwest, Bondurant, Iowa, presented a Site Plan for Bird's Nest Daycare, located at 500 Grant Street, South, Bondurant, Iowa. Mr. Behnkendorf presented the parking information of 28 spaces including two handicap, 6,032 sq. ft., building, with utilities available. Water and sewer will be connected on the west side, electric will be connected on the south side and natural gas is available on the north side of the property. The front of the building will have shrubs, trees on the west and north will be preserved, a sidewalk along the front length of the building will be installed and a future sidewalk can be located along Garfield Street, Southwest, if

adjacent properties will be required to install also. Commission Chair Higgins requested that some type of buffer remain on the south side of the property so the house to the south does not have exterior lights shining in their windows. Mr. Collison stated that three trees will remain on the south side of the property and exterior lights will be on the front and back of the building. The property drains to the east to the detention basin, which has a natural gas line buried under it. Commission Member Bailey asked about the size of the culvert under the driveway? There will be 32 feet of 12 inch drain pipe installed. The north side of the property shows a trash area where lower branches of the existing trees may need trimming to allow room. Commission Member Keeler asked if fire sprinklers were in the building? The building is not required to have sprinklers. Commission Member Bailey inquired about a stormwater agreement with the City? City Administrator Arentsen stated that an agreement will be put in place. Commission Member Bailey stated the City should extend the perpendicular drive to the south end of the gravel driveway entering the neighbor's garage. Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to amend Resolution No. PZ-12-02, by accepting the Site Plan, with the stipulation that sidewalk will be installed at the owner's expense when adjacent properties install sidewalk, for The Bird's Nest, located at 500 Grant Street, South, Bondurant, Polk County, Iowa. Roll Call: Bailey-Yes, Keeler-Yes, Meehan-Yes, Higgins-Yes. Motion carried.

Mr. Mark Lee, Lee Engineering, 8003 Douglas Avenue, Urbandale, Iowa, and Mr. Dan Novelli, Kading Properties, 7008 Madison Avenue, Urbandale, Iowa, presented the Site Plan for Lincoln Estates Condominiums I, located at Lot 24 of Clarence Oleson Vista Estates Plat 4, Bondurant, Polk County, Iowa. Plat 4 was rezoned Planned Unit Development (PUD) to allow for this development. There will be 77 units on 8.4 acres between Highway 65 and Lincoln Street, Southeast, with two accesses. There is an 8" water main with hydrants located on Lincoln Street. There is a manhole for sewer access on the property and will be in the center of the planned street. There will be storm water detention. A letter dated April 9 from the City engineer, Stanley Consultants, showed just one comment remaining related to fire hydrant detail. There is a previous condition of standing water in the area. Kading Properties does not want to add to this problem and is willing to contribute to the solution by giving temporary easement to access lift station facility. Commission Member Bailey inquired if the access off Highway 65 will be a private drive or street? It will be constructed as a private drive with 7" concrete but available to connect to 15th Street, Southeast, if the City does so. Commission Member Bailey inquired about a deceleration lane and that remains in the plans. Commission Chair Higgins asked if the curb will be standard or rolled? It will be a rolled curb. City Administrator Arentsen asked if there were covenants for the renters? Mr. Novelli stated that renters are required to sign a one year lease along with condominium regime documents. Personal space for renters is in the front of the building, two vehicles are allowed, and there is no parking on access drive or green space. Commission Chair Higgins asked if parking included RV parking? No RV parking is allowed but there is a place for visitor or holiday parking. City Administrator Arentsen asked if speed bumps are used? Mr. Novelli stated that ten removable rubber bumps will be installed between the months of April

through November. Commission Member Bailey stated that there is a water issue in this neighborhood. City Administrator Arentsen said that the City will have to address the water issue. Commission Chair Higgins stated that the waterway in the neighborhood needs an overhaul, the Kading development is a small portion of the problem. Commission Chair Higgins inquired if the park in the development was open to everyone and it is. Commission Member Bailey stated that the vegetation that is currently planted in the area is bad for allergies (ragweed). Mr. Novelli distributed photos of their current development in Altoona on 28th Avenue, Southwest. Stone Wainscoting will be on the front and rear of the homes, not on the sides. Commission Member Meehan asked the cost of the rent. Rent will be \$800.00 for three bedroom apartment with one car attached garage. City Administrator Arentsen inquired if the tenant was responsible for all utilities? Tenants are responsible. Council Member Bogaards asked what the average length of stay is and Mr. Novelli stated that it is 2.5 years. Tenants sign a one year lease with month to month lease thereafter. Kading Properties vacancy rate is 1.04%. Majority of renters are families and older women, along with a few college students. City Administrator Arentsen asked when the expected start date would be and Mr. Lee stated that the intent is to start May 5 and will build the project all at once. Mr. Arentsen asked if school buses would have access to their street and school buses are allowed on the street. Motion made by Commission Member Bailey, seconded by Commission Member Meehan, to amend Resolution No. PZ-12-03, by accepting the Site Plan, with the addition of the lease agreement and condominium regime documents, for Lincoln Estates Condominiums I, located at Lot 24 of Clarence Oleson Vista Estates Plat 4, Bondurant, Polk County, Iowa. Roll Call: Bailey-Yes, Meehan-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

City Administrator Arentsen led a discussion on the finalization of the Comprehensive Plan. The Council will adopt the plan at the May 07, 2012, Council meeting. Commission Member Keeler asked if the City was going to receive hard copies of the final plan?

City Administrator Arentsen stated that the side yard setback for R-3 Zoning will be discussed at the next Planning and Zoning Commission meeting.

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

- Commission Member Keeler – Neighbor inquired about the lack of screening at the Mulberry Point apartments when screening is required in the code and a camper is parked there all of the time. Attended BDI meeting, Developer Tour on May 3 from 3:00-4:30 p.m.
- Commission Member Bailey – Victory Lane property needs cleaning up, tires piled up, ground has something saturated in it as the bushes are dying. Wooden Nickel has window taped with a ramp up to it. Diagonal Business Park, owned by Bill Elson, has trailers and old trucks parked on the grass by Tomlinson Welding.
- Commission Member Meehan – No comment.

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

- Thanked Commission Members for coming tonight.

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

- Hubbell development is still around.
- The school is putting up a new sign at the high school. The new sign will require an ordinance change.

Motion made by Commission Member Bailey, seconded by Commission Member Meehan, to adjourn the meeting. Roll call: Ayes: 4. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:20 p.m.

David Higgins
Chair

ATTEST:

Lori Dunham
Finance Director