

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 May 10, 2012, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Jolyn Meehan
 Commission Member Judi Mendenhall
 City Administrator Mark Arentsen (telephonically)
 Finance Director Lori Dunham

Absent: Commission Member Jennifer Keeler
 Commission Member Roy McCleary

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on May 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 6:27 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Meehan, to approve the Planning and Zoning Commission Minutes of April 26, 2012. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mr. Vic Piagentini, Associated Engineering Company of Iowa, 2917 Martin Luther King Jr., Parkway, Des Moines, Iowa, representing Efnor Estates, LLC, presented a Preliminary Plat for Efnor Estates Plat 2, located south of Second Street, Northwest, Bondurant, Iowa. Mr. Piagentini stated that the property is being resold by the bank. Outlot Z on the plat will be set aside for park land. Improvements to the pond will need to be completed prior to the building of more homes. Commission Member Clayton inquired about the clean up of the pond. Mr. Piagentini stated that the pond will be straightened, pipes need to be removed, rip rap will be installed around it, wetland grass will be planted on the edge of the pond to control erosion and the beaver dams will be removed. The beavers are causing the pond level to be too low. Commission Member Bailey asked about fixing the berm and who will maintain the pond?

Tiles going through the berm will be cut and filled in with clay. The pond will be maintained by the neighborhood association. It was unclear if the cost of pond maintenance will be split amongst the abutting property owners or all property owners. Commission Member Clayton inquired about a path between homes for access to the pond by others. The pond will be accessible by the north or south by the trail. Commission Member Mendenhall asked for clarification on City Engineer Ed Slattery's comment regarding special grading. Mr. Piagentini stated that it had to do with the overflow of the pond. There needs to be a way for water to get out if the pond floods the backyards of the abutting properties. City Administrator Arentsen noted that Lots 11 and 12 need to have driveways designated on the east half of the lot so snow can be properly stored in the winter. Motion made by Commission Member Bailey, seconded by Commission Member Meehan, to amend Resolution No. PZ-12-06, by accepting the Preliminary Plat for Efnor Estates Plat 2, located within the corporate limits of the City of Bondurant, Polk County, Iowa, with the stipulation that Outlot Z, to be shown on the Final Plat, will be dedicated to the City for parkland dedication purposes for all of the Efnor Estates plats, the Engineer requirements be met prior to the start of home building and the driveway restriction for Lots 11 and 12 be noted. Roll Call: Bailey-Yes, Meehan-Yes, Mendenhall-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Clayton – No comment.
- Commission Member Meehan – No comment.
- Commission Member Bailey – No comment.
- Commission Member Mendenhall – No comment.

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

- Happy to see Efnor Estates move forward.

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

- Comprehensive Plan was adopted at Monday night's Council meeting, thanked the commission members for all of their work on the plan, waiting for final copy from Hoisington Koegler so City maps can be updated.

Motion made by Commission Member Mendenhall, 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 7:08 p.m.

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Lori Dunham
Finance Director

ATTEST:

David Higgins
Chair