

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 29, 2012, at 6:00 p.m.

Present: Commission Vice Chair Roy McCleary
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Judi Mendenhall
 Commission Member Wesley Enos
 Commission Member Jennifer Keeler
 City Administrator Mark Arentsen
 Administrative Assistant Misty Richardson-Kugler

Absent: Commission Chair David Higgins

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on November 21, 2012. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Vice Chair Roy McCleary 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: 6. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the Planning and Zoning Commission Minutes of November 8, 2012. Roll call: Ayes: 6. Nays: 0. Motion carried.

City Administrator Mark Arentsen led a discussion about the Plat of Survey for Renaud Ridge. The property has been split up over many years. This was needed to allow transfer of property to new owner. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve Resolution No. PZ-12-21, a Resolution recommending approval of the Plat of Survey for Renaud Ridge, Bondurant, Polk County, Iowa.

Commission Vice Chair McCleary led a discussion on resolutions recommending approval of side yard setback requirements of 25 feet total side yard with 11 feet minimum on each side for other permitted uses for Zoning Code District Regulations Chapter 178 R-1, R-2 and R-3. Commission Member Clayton asked if this had been looked at by the Altoona Building

Department and if the City Engineer had any questions. He would like to see R1, 2, and 3 consistent. He would also like to see something set in stone for all, not just set per project. City Administrator Arentsen stated he would like a wholesale review of the City's ordinances. He recommended using a consultant. The goal would be to make codes realistic and more current. These resolutions have come up because the daycare on Grant Street, South was built in a residential zone. Commission Vice Chair McCleary would like to see some relevance to the Comprehensive Plan. Commission Member Keeler inquired about getting our own inspector, or having the Altoona inspector know Bondurant's code. City Administrator Arentsen said it would take about \$70-\$80 thousand per year to get a qualified inspector of our own and we would need to keep them busy. Commission decided to table these resolutions and go forward with an evaluation of the City's Zoning Code. Motion made by Commission Member Enos, seconded by Commission Member Bailey, to table Resolution Nos. PZ-12-22, PZ-12-23 and PZ-12-24, recommending approval of side yard setback requirements of 25 feet total side yard with 11 feet minimum on each side for other permitted uses for Zoning Code District Regulations Chapter 178 R-1, Single-Family Residential, R-2, One and Two Family Residential, and R-3, Multi-Family Residential. Roll call: Enos-Yes, Bailey-Yes, Clayton-Yes, McCleary-Yes, Mendenhall-Yes, Keeler-yes.

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

- Commission Member Mendenhall– No comment.
- Commission Member Bailey – Inquired about stormwater issue in COVE and 2nd Street, enforcement of sign ordinance, and handicap accessibility to new bar.
- Commission Member Clayton – Inquired about drainage work at Kading Development, stormwater work in COVE.
- Commission Member McCleary – No comment.
- Commission Member Enos - No comment.
- Commission Member Keeler – No comment.

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

- Problem with sewer backups earlier this year was that two out of three pumps at the lift station went down at the same time.

Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Vice Chair McCleary declared the meeting adjourned at 6:30 p.m.

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Misty Richardson-Kugler
Administrative Assistant

ATTEST:

Roy McCleary
Commission Member