

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 28, 2013, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Wes Enos
 Commission Member Jennifer Keeler
 Commission Member Roy McCleary
 Commission Member Judi Mendenhall
 City Engineer Bob Veenstra, Jr.
 City Administrator Mark Arentsen
 Council Member Amy Bogaards
 Finance Director Lori Dunham

Absent: None

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on March 25, 2013. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:04 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 McCleary, to approve the Planning and Zoning Commission Minutes of March 14, 2013. Roll call: Ayes: 6. Nays: 0. Motion carried.

Commission Member Enos arrived at 6:08 p.m.

David Bentz, Bishop Engineering Company, Inc., 3501 104th Street, Des Moines, Iowa, and Thad Long, S V P A Architects, Inc., presented the Site Plan for Bondurant Country Market, located at 114 Brick Street, Southeast, Bondurant, Iowa. The building will be one story, 15,690 square feet, with two retail spaces around 4,000 square feet each, with their own entrances. The building will be a brick façade with herringbone detailing above and below the windows with awnings and pan style lighting. There will be a loading dock and trash

enclosure on the north side of the building and a 26' wide buffer strip with plantings of evergreens and bushes. City Code allows for 5 gallon bucket plantings. The stormwater flows southwest and the south side of the property will have a detention area. There are two fire hydrants across the street and one on the south side of 1201 Grant Street, South. There are 147 parking spaces with 5 handicap spaces and three drives, all two way. The west side of the building will have a coffee sales drive through. Commission Member McCleary inquired about the engineer comment on high density rain. City Engineer Veenstra stated that he has requested a 1' freeboard instead of the planned 3" to allow extra buffer for a 99-100 year rainfall. The stormwater flow from this property will be somewhat reduced by the development plan due to the detention. Required standards for detention have increased in the past five years. Commission Member Keeler inquired about exterior lighting on the back side. There will only be exit lighting. Commission Member Enos was pleased with the plan for trees on the north side as it is aesthetically better and absorbs sound. Commission Chair Higgins inquired about the signage. There will be a monument sign to the south of the middle drive. Commission Member Bailey was pleased that there will be sidewalk installed. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-13-04, a Resolution recommending approval of the Site Plan for Bondurant Country Market, located at 114 Brick Street, Southeast, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Mendenhall-Yes, Bailey-Yes, Keeler-Yes, Clayton-Yes, Enos-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Keeler – No comment.
- Commission Member Mendenhall – Noted the start of ground moving at temporary cement plant.
- Commission Member Bailey – No comment.
- Commission Member Clayton – Inquired about the new bridge over I-80 at 56th Street.
- Commission Member McCleary – No comment.
- Commission Member Enos – Inquired about the Community Center funding.

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

- No comment.

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

- Handed out a timeline for Community Center planning with August 3rd deadline. First Planning and Zoning meeting each month will be dedicated to Community Center. Community input can be obtained from Farmers Market table, government class, etc.

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Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:40 p.m.

Lori Dunham
Finance Director

ATTEST:

David Higgins
Commission Chair