CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
MINUTES

A regular meeting of the City of Bondurant Planning & Zoning Commission was held in the Community Room at the Bondurant City Center on October 11, 2007, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Roland Mark
Commission Member David Higgins
Commission Member Curt Sullivan
Commission Member Marvin Skinner
Commission Member Deborah Baker
City Administrator Mark J. Arentsen
Council Member Mike Adams, Sr.
City Finance Director Lori Dunham
City Intern Justin McAdams

Absent: 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 October 8, 2007. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Bein called the meeting to order at 7:01 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mark, seconded by Commission Member Higgins, to approve the agenda. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Higgins, seconded by Commission Member Mark, to approve the Planning and Zoning Commission Minutes of June 28, 2007. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Dan Hagan, Abaci Consulting, Inc., 101 North Circle Drive, Grimes, Iowa, and Mr. Bill Elson, 3705 Grand Avenue, Des Moines, Iowa, presented the Revised Site Plan for BIG, LC, for Lot 2 Clement Estates Plat 2, located west of Henry Street, Southwest, Bondurant, Polk County, Iowa, and answered questions from Commission Members. Mr. Hagan noted that the revised site plan included one additional building where the original site plan included three additional buildings. The proposed additional building will be the same size as the existing building (10,800 sq. ft.). He noted that considerable green space is on the lot and there is a possibility of purchasing ground south of the plat for more buildings. The developer felt that this plat revision was better for overall visibility from the highway. They

have met the engineer's comments and the water main was completed as a public water main instead of a private water main and brought in to city standards. The front of the new building faces Highway 65. The storm water flows to the center of the parking area between the two buildings and flows to the retention basin. Commission Member Higgins requested that medium size shrubs are needed for dock screening. Council Member Adams said that the screening should be done on the north side of the property. Commission Member Baker noted that the back side of the new building will be visible to neighbors to the east. Mr. Hagan mentioned that future buildings would block the back of the building to the east residents. Commission Member Baker suggested that more landscaping be added to soften the back side. She also wanted to know if a building permit had been issued because the grading had started already. Council Member Skinner asked if the architectural standards are being met. Mr. Hagan said stone on the front and sides were going to be added. Mr. Elson mentioned that they know the architectural standards have changed since the existing building was built. The plan is designed to accommodate the ordinance. Commission Member Skinner asked if the current building was full to capacity. It is currently at 65% capacity. City Administrator Mark Arentsen said that appropriate documentation and recording of the sewer easement needed to be completed and street lights installed on Henry Street prior to a permanent Certificate of Occupancy being issued.

Motion made by Commission Member Higgins, seconded by Commission Member Sullivan, to approve Resolution No. PZ-07-11, a Resolution approving the Revised Site Plan as amended, provided that additional screening is added along the north side of the property particularly in the area of the loading dock, the building complies with the Architectural Standards Ordinance, appropriate documentation and recording of the sewer easement is provided, and street lights are installed on Henry Street consistent with the street light plan developed by MidAmerican Energy, for BIG, LC, Lot 2 Clement Estates Plat 2, located west of Henry Street, Southwest, Bondurant, Polk County, Iowa. Roll call: Higgins-Yes, Sullivan-Yes, Skinner-Yes, Mark-Yes, Baker- Yes, Bein-Yes. Motion carried.

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

- Commission Member Mark – New business Corey's Irish Pub may open soon.
- Commission Member Baker – Wanted to make sure someone follows up on the 1005 Grant Street South properties behind her home. She thought units 5&6 were occupied by renters which is against a main stipulation for the project.
- Commission Member Higgins – Wanted an update on area developments that had come before the Commission and on the old Union 76 property. Requested that someone from the Bondurant Chamber of Commerce attend a future Commission meeting.
- Commission Member Skinner – Wanted to know how the sidewalk project went and if the sidewalks on 15th Street met the requirements for sidewalk installations.
- Commission Member Sullivan – No Comment.

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

- 15th Street sidewalks do not meet normal standards because the street doesn't meet the normal standards. The homes are not at the correct level and when the street is redone it will need to be lowered about one foot.
- Gene Gabus and Jerry's Homes both have said they will start their developments in spring 2008. 84 Lumber has told him they plan to be open May 2008. Regency has prepared the next plat for a street and will start next year with the next plat.
- There is a DNR deadline coming up next month for the old Union 76 property and ERR debris.
- There will be a meeting in two weeks but needs to be changed to Wednesday, October 24th instead of Thursday, October 25th because of the conflict with Candidates Night for the upcoming Council election.

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

- The first part of the year there were a lot of approvals coming through, with the economy slow down it is good to see Efnor Estates starting and Burke's Outsourcing building coming along.
- The corner by Victory Auto looks awesome.
- With the Architectural Standards Ordinance passing this year, as new projects come in, it is a learning experience.

Motion made by Commission Member Mark, seconded by Commission Member Baker, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 8:20 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
City Finance Director