Meeting No. 07-06 June 28, 2007

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 June 28, 2007, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Roland Mark
Commission Member Judi Mendenhall
Commission Member Curt Sullivan
Commission Member Marvin Skinner
City Administrator Mark J. Arentsen
City Finance Director Lori Dunham

Absent: Commission Member David Higgins
Commission Member Deborah Baker

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on June 25, 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 7:03 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to approve the agenda. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Sullivan, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of June 14, 2007. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mr. Vic Piagentini, Associated Engineering Company of Iowa, 2917 Martin Luther King Parkway, Des Moines, Iowa, presented the Preliminary Plat for Efnor Estates Plat 1, located south of Second Street, Northwest, Bondurant, Polk County, Iowa, and answered questions from Commission Members. Mr. Piagentini discussed features of the Preliminary Plat such as 15' deep pond with aerator to be maintained by the homeowners association, and pond overflow to be discharged through 2 24" pipe. Outlot W will be a public access. The temporary cul-de-sac will be eliminated. Price range of the homes will be between $160,000.00 and $170,000.00. The development will extend south. Lots 1 and 22 cannot access Second Street, Northwest. Driveways for lots 14 and 15 will be located at the east

end of the lot to allow for snow storage on the street west of the driveways. Future plat will include a trail.

Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-07-09, a Resolution approving the Preliminary Plat for Efnor Estates Plat 1, Bondurant, Polk County, Iowa. Roll call: Mark-Yes, Mendenhall-Yes, Skinner-Yes, Sullivan-Yes, Bein-Yes. Motion carried.

Mr. Bob Watts, Bloom Builders Co., Highway 23 South, Oskaloosa, Iowa, presented the Site Plan for Richard Downs commercial building, located at 1925 Hubbell Road, Southwest, Bondurant, Polk County, Iowa, and answered questions from Commission Members. Mr. Watts discussed features of the site such as a 42' x 80' building with full brick on the Hwy 65 corridor side with windowed garage doors, a septic system on the south side of the building, propane tank behind the building, less than half of the building will be used as a living quarter. The lot is zoned agricultural. Commission Member Mark was concerned about building on a flood plain. Commission Member Skinner was questioning why a commercial building was being built for someone to live in it on land that was zoned agricultural. He thought the recently approved architectural standards were being compromised too much.

Motion made by Commission Member Mendenhall, seconded by Commission Member Mark, to approve Resolution No. PZ-07-10, a Resolution approving the Site Plan for Richard Downs commercial building, Bondurant, Polk County, Iowa. Roll call: Mendenhall-Yes, Mark-Yes, Sullivan-Yes, Bein-Yes, Skinner-Abstain. Motion carried.

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

- Commission Member Mark – Wanted to know status of the old Union 76 station, he is participating in the new Stormwater Advisory Committee which has had a couple of meetings.
- Commission Member Mendenhall – Wanted to know the status of Corey's Irish Pub.
- Commission Member Skinner – Abstained from voting for Richard Downs building because he can't in good conscience put a pole building up and have someone living in it. The overhead doors face the highway. There are too many questions on this.
- Commission Member Sullivan – No Comment.

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

- Parkland dedication information will be on the August 6th Council Agenda.
- The City needs to start working on an access control plan for Highway 65.

- The City received a $15,000.00 contribution from 84 Lumber towards the watermain project which will serve 84 Lumber and Jerry's Homes.

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

- Welcome back to Judi Mendenhall.
- In reference to the old Union 76 site, the City would gain more by having a site that was marketable. He asked that the City contact the DNR or state to see what can be done to remove the rest of the debris piles.

Motion made by Commission Member Skinner, seconded by Commission Member Mark, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 8:05 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
City Finance Director