Meeting No. 07-01 January 25, 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 January 25, 2007, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Roland Mark
Commission Member Deborah Baker
Commission Member Marvin Skinner
Commission Member David Higgins
Commission Member Judi Mendenhall
Commission Member David Williams
City Administrator Mark J. Arentsen
City Council Member Michele Bailey
City Council Member Jeff Kromrie
City 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 January 22, 2007. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Skinner called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was declared.

Commission Chair Skinner asked that items 4 and 6 be removed from the agenda. Motion made by Commission Member Bein, seconded by Commission Member Higgins, to approve the agenda, as amended. Roll call: Ayes: 7. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Mark, to nominate John Bein as Chairperson regarding Resolution No. PZ-07-01, a Resolution nominating a Chairperson for the Planning and Zoning Commission for calendar year 2007. Roll call: Mendenhall-Yes, Mark -Yes, Baker-Yes, Bein-Yes, Higgins-Yes, Williams-Yes, Skinner-Yes. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Higgins, to nominate Roland Mark as Vice-Chairperson regarding Resolution No. PZ-07-01, a Resolution nominating a Vice-Chairperson for the Planning and Zoning Commission for calendar year 2007. Roll call: Mendenhall-Yes, Higgins-Yes, Baker-Yes, Bein-Yes, Mark-Yes, Williams-Yes, Skinner-Yes. Motion carried.

Discussion was led by Commission Chair Bein concerning the proposed ordinance to add park land dedication requirements for residential developments. Commission Member Mark requested a list of existing park land in the City. Commission Member Higgins said he was concerned as the City had a provision for green space development in the past and the Council recommended its removal because it was being challenged in Iowa Courts. City Administrator Arentsen said that the issue dealt with requiring a monetary amount and had been resolved. Some developers prefer not to give ground but offer a contribution to the parks. Commission Member Higgins asked that the wording include not just parks, but green space, bike and walking trails, and public use. Commission Member Mark commented that we need to consider requirements of accessibility, public use, restrooms, picnic areas and parking. Commission Member Baker was concerned with the cost of maintaining the park. City Administrator Arentsen noted that he would like to see the ground designated and in the future the City can make improvements as desired. Commission Member Baker noted the requirement should consider the usability of the land. Commission Member Skinner commented that the Commission needs to work on a formula that we can live with. There are a lot of different ways to formulate. City Administrator Arentsen asked that this park land requirement be finished in the next couple of months. Commission Chair Bein suggested that three Planning and Zoning Commission members (Commission Member Baker, Commission Member Mark, Commission Member Higgins), two Council Members, two developers, City employee Mike Hall, and two Park and Recreation Board members take part in this task force. Commission Member Higgins will chair the task force.

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

- Commission Member Baker – Thanked Mr. Skinner for his 20 years of hard work and mentoring as Chairperson and wished Chairperson Bein and Vice Chairperson Mark well.
- Commission Member Mark – Thanked Mr. Skinner for all the work he has done for the City. Spoke of the January 24th meeting with the Highway 65 corridor landowners. Jerry's Homes is ready to break ground, Assisted Living is proceeding well, Northeast Bypass is still in the proposal stage, and sewer hookup to WRA in 2009.
- Commission Member Higgins – Spoke of the Public Safety Building and upcoming vote in March.

- Commission Member Skinner - Spoke of the January 24th meeting with the Highway 65 corridor landowners and BDI. There will be a follow up meeting on February 22nd promoting development. Thanked the Commission members for their service.
- Commission Member Mendenhall – No Comment.
- Commission Member Williams – No Comment.

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

- Old Union 76 property has been cited by the DNR for failing to comply with their DNR permit. ERR can no longer accept material at their Des Moines location until the Union 76 property is cleaned up.
- 84 Lumber is planning to build this spring.
- Steve Stoner is asking for a development agreement for sewer, water and street improvements for a project near the City Cemetery. You need to be aware that this project can be considered a conditional use for C-2 zoning and that they are trying to build for an affordably priced building and still adhere to the Architectural Standards.
- The Farmer's Cooperative and the City are in the process of trading properties for the Public Safety Building.

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

- Thanked Mr. Skinner for his years of service and count on leaning on him for his assistance and appreciated the confidence of the members.

Motion made by Commission Member Mark, seconded by Commission Member Baker, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 8:15 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
City Finance Director