Meeting No. 07-05 June 14, 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 14, 2007, at 7:00 p.m.

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

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 June 11, 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 Baker, to approve the agenda. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Higgins, seconded by Commission Member Baker, to approve the Planning and Zoning Commission Minutes of April 26, 2007. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Thomas Stovie, Civil Design Advantage L.L.C., 5501 Northwest 112th Street, Grimes, Iowa, and Mr. Mark Trumbauer, Regency Land Development Services, 6600 Westown Parkway, West Des Moines, Iowa, presented the Revised Preliminary Plat for Arbor Ridge Subdivision, Bondurant, Polk County, Iowa, and answered questions from Commission Members. Mr. Trumbauer discussed features of the Revised Preliminary Plat such as excavating the lake out to match grades, 10' wide paths connecting to 5' wide paths around the lake for walking. City Administrator Mark Arentsen asked if there was going to be a Planning and Zoning Commission Meeting

fountain installed. It is a nice amenity, aerates the water and helps reduce algae. Mr. Trumbauer stated that they could put a fountain in the pond but that it would need to be maintained by the City. Mr. Trumbauer stated that the pond is fed by storm sewers from the east and north making the area around the pond not well suited for playground equipment. Commission Member Skinner suggested that it would be unwise to put a lot of money into it and then have it wiped out by flooding. Commission Member Baker questioned the total land mass. Mr. Trumbauer stated that it would be 16 acres. He also stated that the initial vegetation and seeding would be completed by Regency and the City would do the active management of the area after the dedication. They are proposing this Revised Preliminary Plat to increase amenities which help sell lots. City Administrator Arentsen asked what the build out time would be. Regency expects to move dirt out and start restoration this year. They would try to have the trail in by this time next year. Commission Member Skinner, seconded by Commission Member Mark, requested that the Resolution No. PZ-07-08 is amended to include wording that the trail around the pond (lake) will be an 8' wide concrete trail. Roll call: Skinner-Yes, Mark-Yes, Higgins-Yes, Baker-Yes, Sullivan-Yes, Bein-Yes. Motion carried. Commission Member Baker, seconded by Commission Member Mark, requested that the Resolution No. PZ-07-08 is amended to include wording that the water feature and surrounding plat initial vegetation will be planted and seeded by Regency Land Development Services and also that the resolution include wording that the water feature include an aerator with Regency Land Development Services providing the initial power source prior to dedication to the City. Roll call: Baker-Yes, Mark-Yes, Skinner-Yes, Higgins-Yes, Sullivan-Yes, Bein-Yes. Motion carried.

Motion made by Commission Member Higgins, seconded by Commission Member Baker, to approve Resolution No. PZ-07-08, a Resolution approving the Revised Preliminary Plat for Arbor Ridge Subdivision, Bondurant, Polk County, Iowa as amended. Roll call: Higgins-Yes, Baker-Yes, Mark-Yes, Skinner-Yes, Sullivan-Yes, Bein-Yes. Motion carried.

Discussion was led by Commission Member Higgins concerning the proposed ordinance to add park land dedication requirements for residential developments. He felt that the new ordinance should be reviewed every 2-3 years. Commission Member Skinner thought it was in the City's interest to not get top heavy on bike trails and have a good mix of park land. City Administrator thought that, in the last five years, developers are much more willing to work with cities, but that it would be up to the Planning and Zoning Commission and the City Council to assure the balance. The City needs to look at how this ordinance affects the City Comprehensive Plan. Commission Chair Bein stated that an outstanding job was done and that this recommendation was done in record time. Commission Member Sullivan, seconded by Commission Member Baker, recommended that the park land dedication requirements for residential developments be forwarded to the City Council for review. Roll call: Sullivan-Yes, Baker-Yes, Higgins-Yes, Mark-Yes, Skinner-Yes, Bein-Yes. 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, City Administrator Arentsen did a fine job at the BDI luncheon with the developer information, questioned the sewer line along Mud Creek to include a bike path, complimented the City in getting the Coop building torn down so quickly.
- Commission Member Higgins – Thanked those who worked on the park land dedication committee including Council Members, developers and City Intern Laura Schmitz. There will be a ground breaking ceremony for the public safety building after the Summerfest Parade.
- Commission Member Skinner – Wanted to know the status of 84 Lumber and the status of the DOT ground at the corner of Highway 65 and Second Street Northeast. Wanted to know what the July vote will save on his property taxes. Thought the City needed to revisit the comprehensive plan and Main Street.
- Commission Member Baker – Wanted to know if sign permits had been issued for the Café Open sign and the One Year –No payments sign on the Wolvers property.

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

- Would look into the signs on the Wolvers property.
- Ron Hamm informed the City that they would not be building for the Cory's Irish Pub location but would occupy the vacant portion of Bondurant National Bank.
- 84 Lumber is to contribute $50,000 toward the water main extension from the Assisted Living north to their location.
- The City now owns the DOT ground and improvements are being made and readied for the City of Bondurant signage.

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

- Would like to welcome new Commission Member Curt Sullivan and thanked the park land dedication committee for their time and effort.

Motion made by Commission Member Higgins, seconded by Commission Member Mark, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 8:35 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
City Finance Director