Meeting No. 07-04 April 26, 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 April 26, 2007, at 7:00 p.m.

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

Absent: Commission Member Judi Mendenhall
Commission Member David Williams
Commission Member Marvin Skinner

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on April 23, 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 7:02 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: 4. Nays: 0. Motion carried.

Motion made by Commission Member Mark, seconded by Commission Member Higgins, to approve the Planning and Zoning Commission Minutes of March 8, 2007. Roll call: Ayes: 4. Nays: 0. Motion carried.

Mr. Chuck Bishop, Bishop Engineering, 3501 104th Street, Des Moines, Iowa, presented the Site Plan for Burke's Outsourcing Warehouse, Bondurant, Polk County, Iowa, and answered questions from Commission Members.

Motion made by Commission Member Baker, seconded by Commission Member Mark, to approve Resolution No. PZ-07-06, a Resolution approving the Site Plan for Burke's Outsourcing Warehouse, located at 319 Washington Avenue, Southeast, Bondurant, Polk County, Iowa. Roll call: Baker-Yes, Mark-Yes, Higgins -Yes, Bein-Yes. Motion carried.

Mr. Keith Williamson, Williamson's Repair & Tire, 1420 Second Street, Northeast, Bondurant, Iowa, presented the Site Plan for the Building Addition to William's Repair & Tire, Bondurant, Polk County, Iowa, and answered questions from Commission Members.

Motion made by Commission Member Mark, seconded by Commission Member Higgins, to approve Resolution No. PZ-07-07, a Resolution approving the Site Plan for the Building Addition to William's Repair & Tire, located at 1420 Second Street, Northeast, Bondurant, Polk County, Iowa. Roll call: Mark-Yes, Higgins -Yes, Baker-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. Committee members met on Thursday, April 19th and discussed the different park land requirements of surrounding communities. The Committee is considering a minimum size park of three-quarters acre per 104 lots in a development. This is similar to the requirements in West Des Moines. They are also looking into proposing a formula, based on the number of residents per development, using 2.6 people per household. Commission Member Baker was concerned that three-quarters acre was not very large. It was discussed that the whole development should be considered when setting aside green space, not one plat at a time, and the designation should be in the first phase of the planning stages. Discussion also took place on allowing developers to install bike trails in lieu of dedicating park land.

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

- Commission Member Mark – Thanked the fire and library personnel for their efforts in promoting the new public safety and library buildings. He is working on organizing a historical society in town.
- Commission Member Higgins – Wanted to know the status of the old Union 76 station and the status of local developments.
- Commission Member Baker – Wanted to know the status of Cory's Irish Pub and closed Cenex Ampride.

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

- Commission Member Williams has resigned due to employment conflicts.
- BDI is hosting a luncheon with realtors and developers on May 3rd.
- Will meet with Dick Downs on May 10th concerning land north of Lucille's Garden.
- City Development Board met and approved a recent annexation west of the City.

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

- Would like to see the replacement Commission member reside in a section of town that is not represented at present and would like to have someone with some engineering knowledge.

Motion made by Commission Member Baker, seconded by Commission Member Mark, to adjourn the meeting. Roll call: Ayes: 4. 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