Meeting No. 07-02 February 8, 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 February 8, 2007, at 7:00 p.m.

Present: Commission Member Roland Mark
Commission Member Deborah Baker
Commission Member Marvin Skinner
Commission Member David Higgins
Commission Member David Williams
City Administrator Mark J. Arentsen
City Council Member Michele Bailey
City Council Member Jeff Kromrie
City Council Member Mike Adams, Sr.
Library Director Karen Pederson
City Finance Director Lori Dunham

Absent: Commission Chair John Bein
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 February 5, 2007. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Vice Chair Mark called the meeting to order at 7:03 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Williams, seconded by Commission Member Higgins, to approve the agenda. Roll call: Ayes: 5. Nays: 0. Motion carried.

Commission Member Higgins requested that the Planning and Zoning Commission Minutes of January 25, 2007, reflect that he would Chair the Committee studying a proposed ordinance to add park land dedication requirements for residential developments. Motion made by Commission Member Higgins, seconded by Commission Member Baker, to approve the Planning and Zoning Commission Minutes of December 14 and December 28, 2006 and January 25, 2007, as amended. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mrs. Susan Ugulini, City of Bondurant Library Board President, 6475 Northeast 80th Street, Bondurant, Iowa, and Mr. Dennis Sharp, AIA, FEH Associates, Inc., 604 East Grand Avenue, Des Moines, Iowa, presented the Site Plan for the City of Bondurant Public Library and answered questions from Commission Members.

Motion made by Commission Member Skinner, seconded by Commission Member Higgins, to approve Resolution No. PZ-07-03, a Resolution approving the Site Plan for the City of Bondurant Public Library, located at 104 Second Street, Northeast, Bondurant, Iowa. Roll call: Skinner-Yes, Higgins -Yes, Baker-Yes, Williams-Yes, Mark-Yes. Motion carried.

Mr. Jeff Kromrie, Fire Department Project Coordinator, 908 Lincoln Street, Southeast, Bondurant, Iowa, and Mr. David Harrison, AIA, Design Alliance, Inc., 14225 University Avenue, Suite 110, Waukee, Iowa, presented the Site Plan for the City of Bondurant Public Safety Building and answered questions from Commission Members. Mr. Kromrie also stated how pleased he was with the location of the Public Safety Building due to the land swap occurring between the City and the Farmers Cooperative Company.

Motion made by Commission Member Baker, seconded by Commission Member Williams, to approve Resolution No. PZ-07-04, a Resolution approving the Site Plan for the City of Bondurant Public Safety Building, located at 100 Main Street Northeast, Bondurant, Iowa. Roll call: Baker-Yes, Williams-Yes, Skinner-Yes, Mark-Yes, Higgins -Abstain. Motion carried.

Mr. Eric Gjersvik, P.E., Bartlett & West Engineers, Inc., 6913 Vista Drive, West Des Moines, Iowa, and Mr. Chris Pearson, Farmers Cooperative, Co., 8200 Northeast 78th Avenue, Bondurant, Iowa, presented the Site Plan for the Farmers Cooperative Company and answered questions from Commission Members.

Motion made by Commission Member Skinner, seconded by Commission Member Baker, to amend Resolution No. PZ-07-02, a Resolution approving the Site Plan for Farmers Cooperative Company, located at 8200 Northeast 78th Avenue, Bondurant, Iowa, provided that all City Engineer comments are addressed and that sidewalk is installed on the Farmers Cooperative property at such time as sidewalk is installed on the property either east or west of the Farmers Cooperative site. Roll call: Skinner-Yes, Baker-Yes, Williams-Yes, Higgins -Yes, Mark-Yes. Motion carried.

Motion made by Commission Member Higgins, seconded by Commission Member Baker, to approve Resolution No. PZ-07-02 as amended, a Resolution approving the Site Plan for Farmers Cooperative Company, located at 8200 Northeast 78th Avenue, Bondurant, Iowa. Roll call: Higgins-Yes, Baker-Yes, Williams-Yes, Skinner -Yes, Mark-Yes. Motion carried.

Discussion was led by Commission Member Higgins concerning the proposed ordinance to add park land dedication requirements for residential developments.

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

- Commission Member Baker – No Comment.
- Commission Member Higgins – Wanted to know the status of the old Union 76 property cleanup.
- Commission Member Skinner – 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. A $1,500 check was received by the City as a monthly contribution until the property is cleaned up. Future monthly contributions are anticipated until site cleanup is completed.

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

- Commission Chair Bein will be present at the next meeting and Commission Member Mendenhall is ill.

Motion made by Commission Member Williams, seconded by Commission Member Baker, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Vice Chair Mark declared the meeting adjourned at 8:50 p.m.

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Roland Mark
Vice Chair

ATTEST:

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Lori Dunham
City Finance Director