Meeting No. 07-09 December 13, 2007

CITY OF BONDURANT

PLANNING AND ZONING COMMISSION

MINUTES

A meeting of the City of Bondurant Planning & Zoning Commission was held in the Community Room at the Bondurant City Center on December 13, 2007, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Roland Mark
Commission Member Marvin Skinner
Commission Member David Higgins
Council Member Michele Bailey
Council Member Mike Adams, Sr.
City Administrator Mark J. Arentsen
Finance Director Lori Dunham
City Intern Justin McAdams

Absent: Commission Member Deborah Baker
Commission Member Judi Mendenhall
Commission Member Curt Sullivan

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on December 7, 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 7:00 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 October 11 and October 17, 2007. Roll call: Ayes: 4. Nays: 0. Motion carried.

Bondurant Chamber of Commerce President Brad Pfaltzgraff spoke on behalf of the Chamber about networking events, activities, the scheduled Annual Dinner and the interest shown by local businesses. They currently have 70 members. Commission Member Mark thanked the Chamber for their assistance during RAGBRAI the summer of 2006.

Discussion was led by City Administrator Mark Arentsen concerning the proposed NE Beltway Land Use Map and the voluntary annexation south of Bondurant and north of Altoona. The Future Land Use Map does not go far enough south. The comprehensive plan map needs to be looked at and possibly revised to accommodate for further growth in preparation of presenting proposed annexation areas to the City Development Board. Updating Land Use Maps and the Comprehensive Plan Map is strongly encouraged.

The City sent letters to all of the property owners southwest of town asking them to consider annexing into Bondurant. Commission Member Skinner mentioned that the City needs to be able to provide services to residents that we ask to annex in and wanted to know the projection date for the bypass. The City Development Board is going to ask how we plan to service properties included in the annexation. The land has not been annexed by Altoona yet. The environmental studies are being conducted for the bypass and within a year the bypass route will be selected. Commission Member Mark inquired about the cost to provide services. City Administrator Arentsen thought it made sense to come up with a way to service the area. He suggested having the developers pay as they develop. Commission Member Skinner mentioned that when the Comprehensive Plan was done, the vision was not to go south but to go west. Commission Member Higgins suggested that we annex as far west as we can. Commission Chair Bein asked that City Administrator Arentsen come up with appropriate changes to the future land use plan to be reviewed at the next meeting.

Due to the absence of three members, a motion was made by Commission Member Higgins, seconded by Commission Member Mark, to table Resolution No. PZ-07-13, a Resolution designating a Plan Commission Member to represent the City Planning & Zoning Commission at the Bondurant Development, Inc. (BDI) meetings. Roll call: Higgins-Yes, Mark-Yes, Skinner-Yes, Bein-Yes. Motion carried.

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

- Commission Member Roland Mark- Wanted to know the status of the Old Union 76 property. Are there grants available to assist with the sewer issue? The staff is doing an excellent job.
- Commission Member Marvin Skinner- Had a person complain about plowing on 15th Street Southeast. Wanted to know the status of the townhome project behind his property.
- Commission Member David Higgins- Inquired about any new commercial businesses in town and the status of 84 Lumber.

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

- There is no change with the old Union 76 property. The City still receives the monthly checks.
- 84 Lumber has submitted a revised site plan due to water and sewer changes.
- Public Safety building bids came in under budget. Contract will be awarded to Jensen Builders at the Council meeting on Monday, December 17th. Huber Grading has done the ground work.
- The city has purchased two plow trucks from Polk County for $19,000 each. Council Member Jeff Kromrie and Street Superintendent Ken Grove helped pick out the trucks.
- Meeting has been scheduled with Great Western Bank and Ed Skinner to discuss what needs to be done to finish the site plan for Paired Homes. Water service will not be given for new residents until issues are settled.

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

- Annexation is good for Bondurant. Gaining the land to the south will help get Bondurant closer to the proposed bypass. Thanked City Administrator Arentsen for bringing the issue to the Commission's attention.

Motion made by Commission Member Mark, seconded by Commission Member Higgins, to adjourn the meeting. Roll call: Ayes: 4. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 7:57 p.m.

_____
John Bein
Chair

ATTEST:

_____
Lori Dunham
Finance Director