Meeting No. 08-02 January 24, 2008

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 January 24, 2008, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Deborah Baker
Commission Member David Higgins
Commission Member Roland Mark
Commission Member Roy McCleary
Commission Member Judi Mendenhall
Commission Member Marvin Skinner
City Administrator Mark J. Arentsen
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 18, 2008. All proceedings hereafter shown were taken while the convened meeting was open to the public.

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

Motion made by Commission Member Baker, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of January 10, 2008. Roll call: Ayes: 7. Nays: 0. Motion carried.

Mr. Erik Nikkel, Snyder & Associates, 2727 Southwest Snyder Boulevard, Ankeny, Iowa, representing City Realty Corporation, presented a Preliminary Plat for Wolf Creek Plat 3, Bondurant, Polk County, Iowa. The plat, located on the east side of Wolf Creek development, consists of 39 lots. Commission Member McCleary questioned whether the storm sewer from Plat 2 would be extended for use in Plat 3. He wanted it noted that the Plat 2 storm sewers have 4" of sediment that needs to be cleaned out. Mr. Nikkel stated that the developer or contractor would be responsible for that. The requirement could be a punch list item. Commission Chair Bein commented that before the city signs off on the project, the storm sewers for Plats 2 and 3 need to pass inspection.

Commission Member Skinner was concerned about the size of the lots in Plat 3. Commission Member Higgins stated that in Plat 2 the minimum lot size is 7,020 square feet. Plat 2 was to help the builder transition to full size lots. He noted that there were quite a few lots in Plat 3 that were below 7,000 square feet and they should either stay a similar size or increase in size. Mr. Nikkel was unsure where the 7,020 square foot number came from. City engineers had also noted this requirement in their January 21, 2008 letter. Commission Chair Bein asked that City Administrator Mark Arentsen check the variances that were agreed upon for Plat 2.

Motion made by Commission Member McCleary, seconded by Commission Member Baker, to table Resolution No. PZ-08-03, a Resolution approving the Preliminary Plat for Wolf Creek Plat 3, Bondurant, Polk County, Iowa. Roll call: McCleary-Yes, Baker-Yes, Skinner-Yes, Higgins-Yes, Mendenhall-Yes, Mark-Yes, Bein-Yes.

Discussion was led by City Administrator Mark Arentsen concerning the proposed NE Beltway Land Use Map and the proposed annexation area southwest of Bondurant and northwest of Altoona. Commission members agreed that the commercial designations were appropriate and that the City should be aggressive in promoting it. Commission Member Skinner noted that the City needs to be able to furnish utilities to this area. Motion made by Commission Member Baker, seconded by Commission Member Skinner, to approve the future land use for Clay Township Section 2 and surrounding areas. Roll call: Ayes: 7. Nays: 0. Motion carried.

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

- Commission Member Baker – Wanted to know the status of the Paired Homes townhomes.
- Commission Member Mark – Wanted to know if there are any grants available for the City's upcoming sewer costs.
- Commission Member Skinner – Congratulated the City Administrator that the Wolver's signs are gone. Inquired about the sale of the Elson property and wanted to be assured that the new occupant was not living there. Noted the Arbor Ridge e-mail dated January 18, 2008, from Regency Homes. Regency is a reputable developer and those are the types of developers we want in town.
- Commission Member Higgins – Inquired about the rumors of the YMCA partnership north of town. Wanted to know if the dentist was still in town and if the construction was impacting his business. Wanted to know if there was any new commercial development coming in.

- Commission Member McCleary – Storm water issues need to be addressed and preventative measures taken to ward off any problems.
- Commission Member Mendenhall – ERR is under new management and hoped that there would be some progress to the old Union 76 location.

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

- There have been no new commercial inquiries. Elson's property was sold to a photography business. The dentist is open on Monday and Thursday. He knew going in that there would be construction for the library and they wanted that location.
- There was a meeting last week concerning Paired Homes townhomes. The bank intends to comply with the original agreement and wants everyone to be happy.
- Bondurant Development, Inc., will be meeting in the next couple of months with developers to find out what it will take to attract them to the area.
- Do not be surprised if future plats come in with smaller lot sizes. We need to get as many sewer connections as possible to reduce rate increases. Because of future WRA expenses, there will be a 19% sewer rate increase this July and future years.
- The next meeting will be February 7th at 7:00 p.m.

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

- The Commission needs to be careful in their decisions as we are establishing precedents.

Motion made by Commission Member Mark, seconded by Commission Member Higgins, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 8:33 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
Finance Director