Meeting No. 08-07 April 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 April 24, 2008, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Roland Mark
Commission Member Judi Mendenhall
Commission Member Marvin Skinner
City Council Member Michele Bailey
City Administrator Mark J. Arentsen
Finance Director Lori Dunham

Absent: Commission Member Roy McCleary
Commission Member Deborah Baker
Commission Member David Higgins

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on April 21, 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 7:02 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to approve the agenda. Roll call: Ayes: 4. Nays: 0. Motion carried.

City Administrator Arentsen suggested adding the words "up to" to a sentence on the first page of the April 10, 2008, minutes concerning Mallard Creek Plat 1, "The homes built on the lots would be up to 40' wide leaving 5' on each side of the home with 25' on the front and back". Motion made by Commission Member Mendenhall, seconded by Commission Member Mark, to approve the Planning and Zoning Commission Minutes of April 10, 2008 as amended. Roll call: Ayes: 4. Nays: 0. Motion carried.

Mr. Bill Elson, 3705 Grand Avenue, Des Moines, Iowa, presented the existing site plan for Lot 2 Clement Estates, Plat 2, requesting a change from spirea plantings to rose bushes and ornamental grasses as suggested by his landscaper. Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-08-09, a Resolution approving the Existing Site Plan for Lot 2 Clement Estates Plat 2, located west of Henry Street, Southwest, Bondurant, Iowa, to replace existing spirea plantings with roses

and ornamental grasses. Roll Call: Mark-Yes, Mendenhall-Yes, Skinner-Yes, Bein-Yes. Motion carried.

Public comment from City Council Member Michele Bailey, 129 Patterson Street, Southeast, Bondurant, stated that both the Council and the Planning and Zoning Commission both try to do the best they can to get the facts and to do what is best for the City. She hoped that this Commission does not take it personally if the Council should approve the Mallard Creek rezoning. It is not a reflection that the Commission is doing a bad job.

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

- Commission Member Skinner – Concerned with the May 5th Public Hearing for the City Council. If the Mallard Creek Project is approved by the Council after the Planning and Zoning rejected it, it is setting precedence and opens the flood gate. Wanted to know the status of the old Union 76 property.
- Commission Member Mendenhall – Metro Waste Authority has been contacted to analyze the debris at the old Union 76 property and try and find a use for it. There are three types of material at the site – soil sediment, wood chips and about 35,000 tons of ground up trash. The Department of Natural Resources is also involved in trying to find a solution to find a use for the debris. The smell at times is awful. It is going to be a very expensive process to have it removed. The company that put the debris there is out of business and the current property owners will be responsible for cleaning up the site.
- Commission Member Mark – Trying to find an answer to the issue of street lighting and the violation of privacy.

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

- Mr. Eric Cannon, Snyder & Associates, has submitted a change for the Wolf Creek Project. They are requesting that the approved Plat 3 be divided into Plats 3 and 4. The dimensions do not appear to be changing and they want to get started on the construction drawings for the divided Plat 3.

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

- If a developer is not happy with the way the Planning and Zoning Commission voted, they can appeal to another. There are emotions on both sides of the issue. We need to look out for the well-being of the City and move the City ahead.

Motion made by Commission Member Skinner, 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 7:52 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
Finance Director