Meeting No. 08-08 May 08, 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 May 08, 2008, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Roland Mark
Commission Member Judi Mendenhall
Commission Member Marvin Skinner
Commission Member Roy McCleary
Commission Member Deborah Baker
Commission Member David Higgins
City Council Member Michele Bailey
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 May 02, 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 7:04 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: 7. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of April 24, 2008. Roll call: Ayes: 7. Nays: 0. Motion carried.

Mr. Eric Cannon, Snyder & Associates, Inc., 2727 Southwest Snyder Boulevard, Ankeny, Iowa, representative for City Realty Corp., presented the Wolf Creek Plat 3 Revised Preliminary Plat splitting the previously approved Preliminary Plat into two separate plats consisting of 19 and 20 lots respectively in the proposed Plat 3 and Plat 4 development. Commission Member Skinner questioned why the approved preliminary plat was being divided into two plats. Mr. Cannon answered that due to market conditions and the slowing of higher valued home sales, the developer has decided not to overextend himself. If it remained all one plat, the developer would have to bond for the whole plat. Motion made by Commission Member Mark, seconded by Commission Member McCleary, to approve

Resolution No. PZ-08-10, a Resolution approving the Revised Preliminary Plat for Wolf Creek Plat 3, Bondurant, Polk County, Iowa. Roll Call: Mark-Yes, McCleary-Yes, Skinner-Yes, Baker–Yes, Higgins–Yes, Mendenhall–Yes, Bein-Yes. Motion carried.

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

- Commission Member Baker – No Comment.
- Commission Member Skinner – Last Monday, the City Council addressed Ordinances having to do with accessory buildings, mainly gazebos and greenhouses. Wanted to know if the City had any say in the method in which the old Union 76 site debris is disposed of. The City is also addressing dilapidated buildings in town. There are a number of farmsteads that need to be addressed.
- Commission Member Mendenhall – Informed the Commission of the last BDI meeting- Don Coates mentioned that a company called Amerigas is looking for property to build a building. City Council Member Eric Boatwright said that if any residents have comments on the Mallard Creek Development to please call him. Informed the Commission of the Developers meeting. Update on old Union 76 site – Metro Waste and the DNR have been involved with the property owners on what to do with the debris. There are 3 options for disposal- send all of the debris to the landfill; wind row-grind the debris up further, mix with soil and leave on site; treatment with chemical binding agent, mix with soil and leave on site. ERR was given a May 01 deadline by the DNR to remove the debris but since ERR is out of business, the DNR has backed off of that deadline.
- Commission Member Mark – Wanted to know how the Regency financial problems will affect the City. Commended City Administrator Arentsen on the outstanding job at the public meeting for Main Street residents on the Main Street reconstruction.
- Commission Member McCleary – Would like to see parliamentary procedures followed consistently at the Planning and Zoning Commission meetings.
- Commission Member Higgins – Wanted to know the status of the Hwy 65 corridor access plan. Residents call his home with viewpoints on City issues and he tries to bring those concerns to the meetings but residents need to show up to meetings.

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

- City has purchased two properties in the downtown area. The buildings on these properties will be torn down to help alleviate the parking problems.
- Visu-Sewer has been televising the City's sewer system. They have found a number of areas that are leaking that will need to be addressed in the future.
- The City engineers are working on the design of the bike path that will run along Second Street.

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

- Addressing the parliamentary procedures, it is up to the Chair to make the judgment call. We have to remember why we are here and that is to be a representative of the residents of the City and do what we feel is the best for the town. We are all human beings and I think we need to move on. The Commission Members have diverse backgrounds and we come together with different viewpoints. We all have strong personalities and need to keep them in check.
- Pleased to see the garage being torn down behind Bondurant Auto.

Motion made by Commission Member Mark, seconded by Commission Member McCleary, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 7:50 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
Finance Director