Meeting No. 08-01 January 10, 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 10, 2008, at 7:30 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
Council Member Mike Adams, Sr.
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 7, 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 7:34 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Higgins, seconded by Commission Member Mark, to approve the agenda. Roll call: Ayes: 7. Nays: 0. Motion carried.

Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of December 13, 2007. Roll call: Ayes: 7. Nays: 0. Motion carried.

Mr. Ed Skinner, Skinner Law Office, P.C., 204 Eighth Street, Southeast, Altoona, Iowa, presented a plat of survey for the Irene Harris Life Estate. The Harris plat is being divided into two lots. One lot has the Harris home on it, which the children wish to sell. The other lot is a parcel of land.

Motion made by Commission Member Mendenhall, seconded by Commission Member Baker, to approve Resolution No. PZ-08-01, a Resolution approving the plat of survey for Parcel "F" and "G", NE 1/4 Section 1, Clay Township, Bondurant, Polk County, Iowa. Roll call: Mendenhall-Yes, Baker-Yes, Skinner-Yes, Higgins-Yes, McCleary-Yes, Mark-Yes, Bein-Yes.

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. City Administrator Arentsen presented a recommendation for future land use. He recommended the Pat George property be zoned M1-Limited Industrial. Section 2 to be zoned primarily R2-One and Two Family Residential with the exception of the MidAmerican substation zoned M1-Limited Industrial. Section 3, east of the proposed beltway, to be zoned primarily R2-One and Two Family Residential, except the land adjacent to the beltway, which he recommended be zoned R3-Multi-Family Residential. The land in Section 10 to be zoned C2-General Commercial along the proposed beltway and the northeast corner of Section 10 to be zoned R3-Multi-Family Residential. The west side of Section 11 to be zoned R3-Multi-Family Residential and the midsection to be zoned R2-One and Two Family Residential. He would like to see the zoning decisions made prior to the City Development Board meeting on February 13th. A fair amount of the property is recommended to be single family as there are already single family homes in the area. The white area in Section 10 and 11 is already in the City of Altoona. The interchanges noted on the map are not final but the general location probably will not change.

Commission Chair Bein asked what the Altoona land was zoned and if Altoona is aware of the City's intentions. City Administrator Arentsen said that it is zoned R5-Planned Unit Development and they are aware of the situation. Commission Member Skinner wanted to know if the Council was committed to servicing this area. He said the property next door to Pat George is zoned M2-Medium Industrial. A paving company wanted to put a concrete company there. He also did not see access for commercial properties along beltway. He suggested having more commercial along Northeast 62nd Avenue. There is also the railroad spur in Section 3. Commission Member Higgins agreed that he would like to see more commercial and industrial zoning. He would like to see commercial zoning along Northeast 70th Avenue and along the bypass. He commented that Midwest Underground on Hubbell Avenue had outgrown their building and he would hate to see them move to Altoona.

Commission Chair Bein commented that he would like to see the R3 zoning, along the east side of the beltway, be zoned commercial. Commission Member Higgins reminded the commission that whoever buys the land will dictate the land use and anything they decide on is not set in stone but we need to have a plan.

Commission Member Baker wanted to make sure that the Council supported the annexing and zoning of this area. She noted that Bondurant is a prime location. If we have infrastructure, people will come. Commercial is a priority. Commission Member McCleary wondered if Bondurant was too small yet to attract a lot of commercial interest. Commission Member Mark suggested the Commission pass a resolution supporting the beltway. City Administrator Arentsen said that he would make the recommended changes to add commercial zoning along the east side of the beltway and along 70th Avenue.

Motion made by Commission Member Mark, seconded by Commission Member Higgins, to approve Resolution No. PZ-08-02, a Resolution designating Planning & Zoning Commission Member Mendenhall to represent the City Planning & Zoning Commission at the Bondurant Development, Inc. (BDI) meetings. Roll call: Mark-Yes, Higgins-Yes, Baker-Yes, Skinner-Yes, McCleary-Yes, Mendenhall-Yes, Bein-Yes. 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 – Complimented everyone on the nice growth the City has experienced. Wanted to know if there was a ground breaking for the Public Safety Building. Encouraged everyone to stand behind the community projects.
- Commission Member Skinner - Saw in the newsletter that the City had purchased two trucks from Polk County. Wanted to know about the sign ordinance enforcement and why the Wolvers property is in violation. The City of Des Moines Planning and Zoning Commission meetings are televised on Mediacom Channel 7 or 9. They have some interesting discussions and requests.
- Commission Member Higgins - Wanted to know what capital projects were in store for the community. Is there anything the City can do to clean up the Union 76 site?
- Commission Member McCleary - Stated that the old Union 76 site would soon be cited for storm water violations.
- Commission Member Mendenhall – Wanted to know if there was any interest in the Cenex-Ampride station.

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

- There is no change with the old Union 76 property. ERR has new management and they are still working to find a place for the debris. The City still receives the monthly checks.

- The City is meeting with Great Western Bank and Ed Skinner on January 17th to discuss what they need to do to finish the Paired Homes project.
- A meeting was held today with the architects concerning the Main Street project. The streetscape part may start this year.
- There is a class being offered by Iowa State University on March 11th in Johnston called Introduction to Planning and Zoning Officials from 5:30-8:45 p.m.
- The next meeting will be January 24th at 7:00 p.m.

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

- Welcome to Roy McCleary.
- Thank you to Judy Mendenhall for representing the Planning and Zoning Commission at the BDI meetings.
- The Commission had a healthy discussion tonight.

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 9:18 p.m.

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John Bein
Chair

ATTEST:

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Lori Dunham
Finance Director