Meeting No. 08-04 February 28, 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 February 28, 2008, at 7:00 p.m.

Present: Commission Vice Chair Roland Mark
Commission Member Deborah Baker
Commission Member David Higgins
Commission Member Roy McCleary
Commission Member Judi Mendenhall
City Council Member Mike Adams, Sr.
City Council Member Michele Bailey
City Administrator Mark J. Arentsen
Finance Director Lori Dunham

Absent: Commission Chair John Bein
Commission Member Marvin Skinner

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on February 22, 2008. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Vice Chair Mark called the meeting to order at 7:05 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member McCleary, to approve the agenda. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of February 07, 2008. Roll call: Ayes: 4. Nays: 0. Motion carried.

Commission Member Higgins arrived at 7:16 p.m.

Mr. Gene Gabus, representing Mallard Creek Development, and Mr. David Bentz, Bishop Engineering, 3501 104th Street, Des Moines, Iowa, presented a new Concept Plan for Mallard Creek Plat 1, Bondurant, Polk County, Iowa. The plat, located on the west side of Mallard Pointe development, currently consists of 428 lots on 153 acres. The developer is requesting a reduction from 65' frontage to a 40' frontage resulting in 793 lots. The depth of the lots would be 110'. The homes built on the lots would be 30' wide leaving 5' on each side

of the home with 25' on the front and back. The valuation of the homes would vary between $129,000 and $149,000.

With an average cost of $139,000 and 793 lots, the total valuation would be around $110 million. With 65' lots, the total valuation would be around $70 million. The homes would be stick built homes with full basements. Mr. Gabus proposed doing dirt work and starting a plat of 50 lots and seeing how the development goes before proceeding with 50 more lots. No houses would face Second Street Northwest. The 40' lot size is being proposed because of the economy. Commission Member Mark asked if the developer would consider increasing the lot sizes if the economy improved. Commission Member McCleary asked if there would be retention ponds. Mr. Bentz stated that there would be retention ponds in the green space. Commission Member Mark asked if these retention ponds would be fenced in or belong to the City? Mr. Bentz stated that they would not be fenced in and would belong to the City. Mr. Higgins asked what is the current zoning on the property? It is zoned R-2 for 65' lots. Mr. Gabus would have to appeal to request a zoning change to a PUD if the new concept plan is approved. There are similar developments in Clive, Urbandale and Grimes. They have strict covenants which restrict campers, boats, wood fences, number of dogs, sheds, etc. Commission Members can go online to www.inmanland.com to review those covenants. Commission Member McCleary stated that in the Code Book, the minimum size lot is 50'. He asked if the plat plans could be changed to 50'. Mr. Gabus said that Bishop Engineering would redo the plat with 50' lots and return March 13th.

Motion made by Commission Member McCleary, seconded by Commission Member Baker, for the Mallard Creek Development Plat 1 Concept Plan to be revised to 50' wide frontage and resubmitted to the Commission at the March 13th Planning and Zoning Commission meeting. Roll call: McCleary-Yes, Mendenhall-Yes, Baker-Yes, Higgins-Yes, Mark-Abstain.

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

- Commission Member Baker – No Comment.
- Commission Member Higgins – He noted some discrepancies in the Code Book and would like to address that at a future meeting.
- Commission Member McCleary – No Comment.
- Commission Member Mendenhall – No Comment.

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

- No Comment.

The following items were discussed as part of Commission Vice Chair Mark comments:

- Thanked Mark and City staff for their snow removal efforts this winter.
- Wanted to know if there was any update on the old Union 76 site.

Motion made by Commission Member McCleary, seconded by Commission Member Baker, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Vice Chair Mark declared the meeting adjourned at 8:40 p.m.

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Roland Mark
Vice Chair

ATTEST:

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Lori Dunham
Finance Director