Meeting No. 08-03 February 07, 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 07, 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 February 01, 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 7:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Mark, to approve the agenda. Roll call: Ayes: 6. Nays: 0. Motion carried.

Commission Member Higgins arrived at 7:02 p.m.

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

Mr. Eric Cannon, Snyder & Associates, 2727 Southwest Snyder Boulevard, Ankeny, Iowa, representing Mark Hammersma, 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 Mark asked how the contractor felt about the minimum lot size discussed at the last meeting. Mr. Cannon explained that the minimum lot size of 7,020 sq. ft. in the Planned Unit Development text and the Concept Plan 1, developed by Veenstra & Kimm, conflicted. Concept Plan 1 will be the guideline.

Commission Member Mendenhall asked what park land will be set aside for the development. Mr. Cannon said that .26 acres is required to be set aside and there is 14.19 acres on the outer part of the development that will be available for green space. City Administrator Arentsen requested that the green space plan be completed now. Mr. Cannon said that a wet pond is a portion of the 14 acres. Grading depth for the wet pond has not been established yet. The southeast corner of the development sets low and the depth of the pond will be determined. Storm water from the pond will drain to existing culverts. When the pond is built, it will be dedicated to the City. Commission Member Higgins said that he would like to see larger lot size in the next phase. Mr. Cannon said that the lot size would follow the concept plan. Commission Member Skinner said the original plan included a bike path in the green space which would enhance the quality of life to the citizens. Mr. Cannon said that would be up to the City. Commission Chair Bein thanked City Administrator Arentsen for investigating the past standards. Commission Member Skinner wanted to make sure that as the economy declines, the development does not revert to manufactured homes. City Administrator Arentsen said to keep in the mind that the costs to develop lots has increased significantly in the last ten years.

Motion made by Commission Member McCleary, seconded by Commission Member Mark, to approve Resolution No. PZ-08-05, a Resolution approving the Preliminary Plat for Wolf Creek Plat 3, Bondurant, Polk County, Iowa. Roll call: McCleary-Yes, Mark-Yes, Skinner-Yes, Baker-Yes, Mendenhall-Yes, Higgins-Yes, Bein-Yes.

Motion made by Commission Member McCleary, seconded by Commission Member Mark, to approve Resolution No. PZ-08-06, a Resolution endorsing the Construction of the Northeast Beltway, located between Bondurant and Ankeny. Roll call: McCleary-Yes, Mark-Yes, Skinner-Yes, Baker-Yes, Mendenhall-Yes, Higgins-Yes, Bein-Yes.

Discussion was led by City Administrator Mark Arentsen concerning the proposed Highway 65 Access Control Plan. Commission members would like to invite all of the landowners along Highway 65 and a representative from the Iowa Department of Transportation to a public information meeting on Thursday, March 13, 2008. Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to approve the public information meeting on March 13th. Roll call: Ayes: 7. Nays: 0. Motion carried.

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

- Commission Member Baker – Paired Homes buffer area will be dealt with as weather permits.
- Commission Member Mark – Wanted to know status of 84 Lumber and inquired when the Storm Water Committee was going to meet again.

- Commission Member Skinner – Upcoming knee surgery may prohibit him from attending the February 28th meeting.
- Commission Member Higgins – Wanted to know if a Park & Recreation Board met regularly and if they would like to attend a Planning & Zoning Commission meeting. Wanted to know status of Union 76 land.
- Commission Member McCleary – No Comment.
- Commission Member Mendenhall – Attended Bondurant Development, Inc., meeting this week. They seem to be on the same page as the City in being proactive to attract commercial property. They would like to share an intern with the city this summer to research data to determine what businesses would need to come to Bondurant.

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

- Next Wednesday, February 13th, the City Development Board will meet to approve annexations.
- 84 Lumber has paid for a sign permit to display a 'For Sale' sign.
- Bondurant Development, Inc., will be meeting Thursday, April 3rd, with developers to find out what will attract them to the area.
- Status is the same with old Union 76 property.
- The next meeting will be February 28th at 7:00 p.m.

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

- No Comment.

Motion made by Commission Member McCleary, seconded by Commission Member Baker, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Bein declared the meeting adjourned at 8:35 p.m.

_____
John Bein
Chair

ATTEST:

_____
Lori Dunham
Finance Director