Meeting No. 09-03 February 26, 2009

# 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 26, 2009, at 7:00 p.m.

Present: Commission Vice Chair Roland Mark
Commission Member Judi Mendenhall
Commission Member Marvin Skinner
Commission Member Roy McCleary
Commission Member David Higgins
City Council Member Michele Bailey
City Administrator Mark J. Arentsen
Finance Director Lori Dunham

Absent: Commission Chair John Bein

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on February 23, 2009. 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 7:07 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the agenda. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of January 15, 2009. Roll call: Ayes: 4. Nays: 0. Motion carried.

Mr. Pete Klindt, Director of Operations, Git-N-Go Convenience Stores, 2716 Indianola Avenue, Des Moines, IA 50315, presented the Revised Site Plan for the Git-N-Go Convenience Store (formerly Ampride), 3207 Henry Street, Southwest, Bondurant, Polk County, Iowa. The original exterior rock face of the building was poorly installed. The rock face will be replaced with the same brick as other Git-N-Go stores. The exterior also has a ½" plywood that will be replaced with a proper EFIS. The sidewalk around the building will be torn up to allow a proper brick base. The drive around the back of the building will be removed to allow for the placement of the utilities and a demising wall. They intend to replace the existing monument sign in the future.

Commission Member Higgins arrived at 7:15 p.m.

Commission Member McCleary inquired about the number of exits required for the building. He was concerned that there was only one exit. Mr. Klindt said that the City of Altoona was doing the building review and will let them know if another exit is required. Currently, the interior tenant space will not be finished until they have a tenant. Commission Member Skinner asked what kind of tenant Git-N-Go was looking for. They are looking for a business to sell food, maybe pizza. Commission Member Mendenhall stated that she was thrilled that someone is moving into the location, especially since she is both a residential and business neighbor. Council Member Bailey inquired about the reduction of handicap parking from two spaces in front to just one space. Mr. Klindt stated that one space is adequate for their business. Mr. McCleary stated that he appreciated the exterior being redone in an appropriate manner. Mr. Klindt said that the interior was very high quality but the exterior was not. Motion made by Commission Member McCleary, seconded by Commission Member Skinner, to approve Resolution No. PZ-09-01, a Resolution approving the Revised Site Plan for Git-N-Go, 3207 Henry Street, Southwest, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Skinner-Yes, Mark-Yes, Higgins–Yes, Mendenhall–Yes. Motion carried.

Mr. David Bentz, Bishop Engineering, 3501 104th Street, Urbandale, Iowa, and Mr. Gene Gabus, representing Mallard Creek Development, presented a Revised Concept Plan for Mallard Creek Estates Plat 1, located north of Second Street, Northwest, Bondurant, Polk County, Iowa. The lots closest to Mallard Pointe would remain 65' lots and larger. The remaining 119 lots would be 50' wide lots. Commission Member Skinner said that he still struggles with the 50' wide lots and the future request of Planned Unit Development (PUD) zoning. He does not think it is good for the City. Commission Member Mark inquired about the size of the lots Mr. Gabus is building on in other communities. Mr. Gabus stated that the larger lots are not moving. People cannot afford the larger lots. Right now builders are not building because they cannot get financing. He does not need financing. He plans to start building houses late summer. Commission Member Mendenhall inquired as to how the lots were selling in Wolf Creek. City Administrator Arentsen stated that about half of the building permits are issued for Wolf Creek houses. The price is drawing the sales to Wolf Creek and he believes that they are building homes there that have some commitment prior to starting. They are not building speculative homes. Commission Member Higgins inquired if Mr. Bentz or Mr. Gabus have had any conversations with the Mallard Pointe neighbors. He commended Mr. Gabus for getting the house torn down on his property. The property looks much better. Commission Member Mendenhall stated that while she struggles with the idea of much smaller lots, the City does need to start looking at what people want. She is willing to approve the Concept Plan to allow the second step to occur.

Public comment from Council Member Bailey stated that she was very much in favor of this project. She feels that Mr. Gabus has addressed the concerns of the size of lots next to Mallard Pointe by keeping regular size lots adjacent to the development. This is just one plat that he is requesting PUD. The school district has opened enrollment for ninth grade next school year and will open it for all grades the following school year. The City has very few

builders building right now. This is a huge opportunity missed if the City does not approve this project. Mr. Gabus stated that he could build twin homes on 80' lots if the City does not want the 50' lots with single family homes. Motion made by Commission Member Mendenhall, seconded by Commission Member McCleary, to approve Resolution No. PZ-09-02, a Resolution approving the Revised Concept Plan for Mallard Creek Estates Plat 1, Bondurant, Polk County, Iowa. Roll Call: Mendenhall–Yes, McCleary-Yes, Skinner-No, Mark-Yes, Higgins–Yes. Motion carried.

Lorne Wazny, Iowa Department of Transportation District One Planner and City Administrator Arentsen led a discussion on the Highway 65 Access Control Plan. Mr. Wazny stated that the purpose of the plan is to build a consensus between the State and the City on access points, driveways, and signal locations. Developing a corridor management plan will help serve future development needs.

Future signal locations would be at 32nd Street, Southwest, and at 2nd Street, Northeast. These locations would provide good spacing between signals.

He is extending the map to include the north end of town (Northeast 88th Street). He inquired if the school buses would travel to the new high school location from Second Street, Northeast, or from Northeast 86th Street? Commission Member McCleary stated that five buses have routes to the north and seven buses have routes from the south.

The Land Use Map for Prairie Drive shows industrial zoning. Mr. Wazny said that there will be a full access point on the east side of Prairie Drive.

Crash history for the intersection of Second Street, Northeast, and Highway 65 shows 1 crash during 2004, 4 crashes during 2005, 1 crash during 2006, and 4 crashes during 2007. There is no data for 2008 crash history yet. Turning movement study shows that there has been a decrease in the amount of traffic due to higher fuel prices but the intersection is a logical place for improvement in the future. Commission Member Higgins questioned how much of a problem would be created having a signal at the bottom of the viaduct. Mr. Wazny stated that the viaduct would come out if the railroad tracks were removed and if the cost to maintain it became too high. If a bike trail was constructed where the railroad track is, the viaduct could be built at a lower elevation.

The interchange at Interstate 80 and Highway 65 had been scheduled to be redone in the five year program in 1999. It was removed to balance the budget. Reconstruction will occur in the next few years.

Mr. Wazny did not know if the gas tax will be approved. The tax has been set at 21 cents since 1989.

Mr. Wazny stated that he would have a final map done for the March 12 meeting. City Administrator Arentsen asked if it could be made available to the City 8-9 days prior to that meeting.

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

- Commission Member Skinner – Mr. Gabus is probably a pretty good developer but concerned about the upkeep of this development down the road. The first and second homeowners usually don't last long and it takes until the third owner for an interest to be shown in the property. This is not a solution for increasing the number of rooftops for the school district. This development would be a detriment to the City and not in favor of a zoning change.
- Commission Member Mendenhall – Dave Williams from Midwest Recovery is looking for 5,000-10,000 sq. ft. building to store electronics. Becky Wehrman from Metro Waste Authority made a presentation at the last BDI meeting on the Union 76 cleanup.
- Commission Member McCleary – No Comment.
- Commission Member Higgins – Inquired about the closed Mobil station and the car wash doors falling in. Would like a clarification between duplex and twin homes in the Code Book.

**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's comments:**

- Inquired about the status of the old Union 76 dump site and inquired about the $4.2 million cleanup cost.
- Inquired about Effnor Estates progress.

Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Vice Chair Mark declared the meeting adjourned at 8:38 p.m.

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Roland Mark
Vice Chair

ATTEST:

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Lori Dunham
Finance Director