Meeting No. 09-09 October 08, 2009

# CITY OF BONDURANT

## PLANNING AND ZONING COMMISSION

## MINUTES

A meeting of the City of Bondurant Planning and Zoning Commission was held in the Community Room at the Bondurant City Center on October 08, 2009, at 7:00 p.m.

Present: Commission Chair David Higgins
Commission Member Marvin Skinner
Commission Member Roland Mark
Commission Member Judi Mendenhall
Commission Member Jolyn Meehan
City Council Member Michele Bailey
City Council Member Mike Adams, Sr.
City Administrator Mark J. Arentsen
Finance Director Lori Dunham

Absent: Commission Member Roy McCleary
Commission Member Brian Lohse

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on October 02, 2009. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mark, seconded by Commission Member Skinner, to approve the agenda. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Mark, to approve the Planning and Zoning Commission Minutes of August 13, 2009. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mr. Alan Knuth, 7525 Northeast 80th Street, Bondurant, Iowa, Director of Coaches for the Bondurant Soccer Club, presented to the Commission proposed facility improvements to the Bondurant Soccer fields located on the west end of Second Street, Northwest. The main points of the projects include adding real restrooms to the concession stand building, adding intakes on each side of the road by the concession stand to allow drainage to existing field tile, and adding electricity and water to the storage building. Mr. Knuth will be pulling the necessary building permits for the work. Commission Member Skinner inquired if changing

the electrical pattern meant digging the electrical underground. Mr. Knuth stated that the electrical would be dug in 24" deep. Commission Member Mark inquired about who was paying for the cost of the improvements, that the added intakes drain to the field tile and not the sewer system, and questioned the sanitation issues of the new drinking fountain. Mr. Knuth stated that the Bondurant Soccer Club is an independent 501(c)3 and the costs would be paid from registration fees from players and intakes will drain to the field tile. Commission Member Mendenhall asked who planted the pine trees on the west side of the fields and that the trees look very nice and add a natural barrier to the property. City Council Member Bailey stated that the trees were planted by the Soccer Club many years ago. Ms. Bailey also stated that Mr. Knuth attended the October 05, 2009, City Council meeting and one question she asked was if there was going to be any type of food preparation at the concession stand as that would require the installation of a grease trap. Mr. Knuth stated that there would be no food preparation. Items for sale would include candy bars, popcorn, ice cream bars, pop, Gatorade and coffee, etc. Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-09-09, a Resolution recommending approval of the Bondurant Soccer Club facility improvements. Roll Call: Mark-Yes, Mendenhall-Yes, Meehan-Yes, Skinner-Yes, Higgins-Yes. Motion carried.

Discussion was led by Commission Chair Higgins on the start time of the Planning and Zoning Commission meetings. Commission Member Mendenhall requested that the start time be adjusted to 6:00 p.m., to allow for attending activities at the schools or churches following the meeting. Motion made by Mendenhall, seconded by Meehan, to adjust the Planning and Zoning Commission meeting start time to 6:00 p.m. Roll Call: Ayes: 4. Nays: 1. Motion carried. Commission Member Mark was the dissenting vote.

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

- Commission Member Meehan – Lived in Bondurant for four years, has been a registered nurse for 17 years, works for the Department of Inspections and Appeals and is currently a coordinator for nursing home inspections.
- Commission Member Skinner – Noticed activity in the back of the old Union 76 property. Has a concern about lift station reliability, wanted to know if the City was gaining sewer capacity by taking clear water out of the system. Bridge by the Casey's station on Grant Street, South, is blockaded.
- Commission Member Mendenhall – The old Union 76 cleanup includes air monitoring and monitoring wells. The debris there will be mixed with lime that is being brought in. Welcome to Jolyn Meehan.
- Commission Member Mark – Happy with David Higgins being approved as the Chair for the Commission.

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

- 57 new building permits have been issued this calendar year.
- The contractor needs two weeks of dry weather to finish the remaining work on Main Street.
- 75% of the storm sewer work has been completed, need 3-4 days in a row of dry weather to start the paving.
- City is applying for a grant with Iowa Department of Homeland Security for the construction of a storm shelter at Kinney Park. In the application process, it was found out that the grant will fund chemical toilets but not regular toilets. FEMA funding will pay for 75% of the project, State funds will pay for 10%, and the City will pay for the remaining 15% of the project.
- Closed bridge will reopen December 1, after the harvest.
- Owners of the old Union 76 have an approved cleanup plan that should be completed by the end of this year.
- The City has been working on repairing manholes to reduce the I&I in the sewer system. Paine Heights subdivision is a major source of I&I.

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

- Welcome to new Commission Member Jolyn Meehan.
- Commission Member Lohse is unable to represent the Planning and Zoning Commission at the Bondurant Development, Inc., (BDI) meetings. The Commission will need to appoint someone to attend at the next meeting.

Motion made by Commission Member Mark, seconded by Commission Member Mendenhall, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 8:17 p.m.

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David Higgins
Chair

ATTEST:

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Lori Dunham
Finance Director