Meeting No. 09-06 May 28, 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 May 28, 2009, at 7:00 p.m.

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

Absent: Commission Member Roy McCleary

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on May 22, 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 7:03 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Skinner, to approve the agenda. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the Planning and Zoning Commission Minutes of April 23, 2009. Roll call: Ayes: 4. Nays: 0. Motion carried.

Commission Member Higgins arrived at 7:05 p.m.

Mr. Dave McGrath, owner of Fine Line Woodworks, 1008 Second Street, Northeast, Bondurant, Iowa, presented a revised site plan due to the expansion of his building. He has a three to five year commitment to expand his business to include automated cabinet making for retirement communities. Commission Member Mendenhall inquired as to the truck volume involved in shipping his product. Mr. McGrath thought that a truck would be on site for loading every two or three days. He does not plan to purchase any trucks as snow removal has always been an issue for the site. He would lease trucks. Commission Member

Higgins inquired about the loading dock and screening for outdoor dumpster. Mr. McGrath said that he would surround the outdoor dumpster area with something appropriate. Commission Member Higgins and Skinner both commented on the fine reputation of Fine Line Woodworks. Motion made by Commission Member Skinner, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-09-07, a Resolution recommending approval of the building addition to Fine Line Woodworks, 1008 Second Street, Northeast, Bondurant, Polk County, Iowa. Roll Call: Skinner-Yes, Mendenhall–Yes, Mark-Yes, Higgins–Yes, Bailey-Yes. Motion carried.

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

- Commission Member Bailey – No comment.
- Commission Member Mendenhall – Developer conference was well attended. The hot spots discussed were the pump station serving the 84 Lumber site, BIG building on Highway 65 will have a dance studio and sun room business as lessees.
- Commission Member Skinner – Inquired about Union 76 status.
- Commission Member Higgins – No comment.

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

- City attorneys are speaking with the property owners about the old Union 76 dumpsite; owners have an idea of how to get rid of the debris, now it is up to the regulatory commission to okay it.
- Sewer flow for Wolf Creek subdivision is split. When Altoona put in their sewer line south of Bondurant, they put in an upgraded size to allow that development to hook on to their sewer. This will avoid us from having to put in another lift station and avoid sewage from coming north to the lagoon for treatment.
- The City is scheduled to hook on to the WRA in 2013. The design should be done by the end of 2009.

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

- Heard that the Big Bass Pro Store is in the Bondurant school district.

Motion made by Commission Member Higgins, 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 7:50 p.m.

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Roland Mark
Vice Chair

ATTEST:

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Lori Dunham
Finance Director