Meeting No. 09-01 January 15, 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 January 15, 2009, at 7:00 p.m.

Present: Commission Chair John Bein
Commission Member Deborah Baker
Commission Member Judi Mendenhall
Commission Member Marvin Skinner
Commission Member Roy McCleary
Commission Member Roland Mark
Commission Member David Higgins
City Council Member Michele Bailey
City Administrator Mark J. Arentsen

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 January 13, 2009. 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 Mark, seconded by Commission Member Skinner, to approve the agenda. Roll call: Ayes: 7. Nays: 0. Motion carried.

Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of November 13, 2008. Roll call: Ayes: 7. Nays: 0. Motion carried.

City Administrator Arentsen led a discussion on the Highway 65 Access Control Plan. Commission Chair Bein noted that page two of the Corridor Master Plan Agreement states that traffic control signals must conform to the one-half mile spacing requirement. Commission Member Higgins stated that there are two places that could be considered for traffic lights – Second Street, Northeast, and 32nd Street, Southwest. Any new installations would have to satisfy the Iowa Department of Transportation criteria. Commission Member Skinner stated that the viaduct by Second Street, Northeast, would be a traffic hazard for those coming over the bridge. He also would like to see the map extend north to Northeast 88th Street. When the highway was built, certain crossovers were approved. He thought

that those crossovers were set in stone. He wanted to know if there were more to be approved or if the number remained the same. Commission Member Mark asked if the installation of traffic control lights at Second Street, Northeast, would be helpful to the elevator? Commission Member McCleary thought it would be helpful to the school bus drivers that have to cross the highway at that intersection. It is particularly dangerous to cross there when there is a heavy fog. Commission Member Bein asked what sort of timeline the Commission was working with. City Administrator Arentsen stated that he would like to see this plan complete in a couple of months.

The next meeting was set for Thursday, February 12, 2009, at 7:00 p.m. City Administrator Arentsen is to invite a representative from the Iowa Department of Transportation to the meeting to answer questions and give explanations about traffic signal construction and crossovers.

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

- Commission Member Mark – Wanted to know the status of the old Union 76 dump site and inquired about the Second Street gas line work.
- Commission Member Skinner – Garbage haulers seem to be late with their pickups.
- Commission Member Baker – Thought that residents should be notified if they were supposed to have their garbage set out prior to 8:00 a.m. Wanted it noted that she was not for the taxpayers paying for the Second Street bike path.
- Commission Member Mendenhall – Bondurant Development, Inc., will be hosting a developer meeting in March. The recycling toters will probably be distributed by September 2009.
- Commission Member McCleary – Spoke with Dave Williams of Midwest Recovery and he thought things were going so well that he did not anticipate the need for spot zoning his business.
- Commission Member Higgins – Inquired about the timeline for the Second Street bike path and if the path would help the school budget and busing costs. Wanted to know if there was any other development being talked about in town and when the Git-n-Go was going to open.

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

- Anticipated the old Union 76 site would see some clean up activity this year.
- Wolf Creek has applied for a few building permits in their new plat. The wet weather in November prevented laying the concrete for the street.

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

- Inquired if there was any word from Mr. Gabus on his Mallard Creek development.

Motion made by Commission Member Mendenhall, 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 7:40 p.m.

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John Bein
Chair

ATTEST:

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Mark Arentsen
City Administrator