Meeting No. 09-07 June 18, 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 June 18, 2009, at 7:00 p.m.

Present: Commission Vice Chair Roland Mark
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
Commission Member Judi Mendenhall

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on June 12, 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 Higgins, seconded by Commission Member Skinner, to approve the agenda. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Commission Member Skinner, seconded by Commission Member Bailey, to approve the Planning and Zoning Commission Minutes of May 28, 2009. Roll call: Ayes: 4. Nays: 0. Motion carried.

Mr. Lorne Wazny, Iowa Department of Transportation, presented the Draft Access Control Plan. Mr. Mike Adams, Jr., inquired as to the timeline for proposed lights on the draft. Mr. Wazny stated that there was no timeline. A study would be initiated by the community to see if a location met the warrants. Mr. Bill Elson asked about the slope and speed requirements near lights in reference to sight distance. Mr. Wazny stated that the IDOT engineers would be able to answer that question. He also stated that this plan is a draft and can be changed at any time. Commission Member Skinner mentioned that the access points have been set.

Mr. Bill Elson stated that he had a safety concern with the traffic control light north of the viaduct. Traffic going northeast would not be able to stop. Semi truck traffic going southwest would not be able to get up the viaduct from a stopped point. Traffic turning into the site on the east will be turning from a dead stop. He was also concerned about the traffic circulation in the area. Usually traffic control lights are for major arteries. The "84 Lumber" site is not a major artery. He suggested moving the light to the north. Mr. Wazny stated that a footnote on the location of the light north of town could be added to the draft. Commission Member Higgins suggested that this was just a thumbnail sketch, nothing concrete. The next intersection that would need to be looked at for traffic control will be 32nd Street, Southwest. The only thing set in stone are the access points and the current light. Commission Member Mark said that the draft is subject to change and can be changed at any time by the City and the IDOT. Motion made by Commission Member Skinner, seconded by Commission Member Higgins, to amend the proposal by eliminating the symbol light at STA 351+00. Roll Call: Skinner-Yes, Higgins–Yes, Mark-Yes, Bailey-Yes. Motion carried. Motion made by Commission Member Bailey, seconded by Commission Member Skinner, to approve Resolution No. PZ-09-08, a Resolution recommending approval of the Highway 65 Access Control Plan, amended to eliminate the traffic control symbol at STA 351+00, between the Iowa Department of Transportation and the City of Bondurant, Polk County, Iowa. Roll Call: Bailey-Yes, Skinner-Yes, Mark-Yes, Higgins–Yes. Motion carried.

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

- Commission Member Bailey – No comment.
- Commission Member Skinner – Wanted to know if the damage done to the Wooden Nickel was significant enough to be rebuilt under new standards.
- Commission Member Higgins – Had received complaints about animals living in the old Legion Hall.

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

- Main Street project will start next week.
- Second Street bike path going west will go out for bid July 21 with a September start date. The bike trail to the east is being delayed due to drainage issue and property issues.
- The City is applying for a USDA grant for $99,000 to help pay for the water main extension from the Assisted Living to 84 Lumber site.
- The City is applying for a grant through the IJOBS funding.

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

- Marker in his back yard designating township or county lines have been uncovered by someone; inquired about the branch pickup from the storm.
- Inquired to Ms. Sue Ugulini about the new Bass Pro Shop being in the B-F School district. Ms. Ugulini stated that she has not reviewed the developer agreement but it would probably be 20-40 years before any valuation would benefit the school district.

Motion made by Commission Member Higgins, seconded by Commission Member Skinner, to adjourn the meeting. Roll call: Ayes: 4. Nays: 0. Motion carried. Commission Vice Chair Mark declared the meeting adjourned at 8:03 p.m.

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Roland Mark
Vice Chair

ATTEST:

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Lori Dunham
Finance Director