Meeting No. 10-04 May 13, 2010

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 13, 2010, at 6:00 p.m.

Present: Commission Chair David Higgins
Commission Member Jennifer Keeler
Commission Member Roland Mark
Commission Member Judi Mendenhall
Commission Member Jolyn Meehan
Commission Member Roy McCleary
Commission Member Brian Lohse
City Council Member Mike Adams, Sr.
City Administrator Mark J. Arentsen
Finance Director Lori Dunham

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 May 07, 2010. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:05 p.m. Roll call was taken and a quorum was declared. City Administrator Arentsen requested an address correction for item 5 from 15 Main Street, Northeast, to 15 Main Street, Southeast, and that item 6 be removed from the agenda. Motion made by Commission Member McCleary, seconded by Commission Member Lohse, to approve the agenda as amended. Roll call: Ayes: 7. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of March 25, 2010. Roll call: Ayes: 7. Nays: 0. Motion carried.

Mr. Brad Kuehl, Civil Design Advantage, LLC, 3405 Southeast Crossroads Drive, Suite G, Grimes, Iowa, representing Arbor Ridge LLC, presented the Preliminary Plat for Arbor Ridge Plat 5 and 6. The last two plats present challenges because the grade is low, the sanitary sewer is shallow and larger storm sewers are required for the last two plats. Plat 5 will have 21 lots and Plat 6 will have 29 lots. Revised Outlot Z is a proposed park area for water detention requirements and will be set aside for park land dedication. There is a change to Mulberry Drive, Northwest. Previous plats showed this street as connecting to Tailfeather

Drive, Northwest, and Aspen Drive, Northwest. Showing those areas as bulbs will allow more walkout, daylight lots and give more value to the development and help reduce some of the grading. The cost issues are mainly to clear the park and pond area. A water main connection is shown running from Arbor Ridge to Mallard Pointe. A trail connection is also shown between Arbor Ridge and Mallard Pointe. The owners will do all of the grading and pond work to develop the park area, which includes all of the grading, storm sewer, seeding and installing the aerator for the pond. The water main and trail connections are proposed for city projects at a later date. The utilities remain the same with a 12" sanitary sewer line running up Mulberry extended to the north boundary line with 8" laterals running down the streets. The water main would be looped around Mulberry to Tailfeather to Deer Ridge then back to the north boundary line and then down Aspen to the north boundary line. Storm sewer would be installed to collect all of the drainage from the streets and front parts of the lots and sent over to the pond. The only surface drainage would be back yard drainage which would be self contained in those areas. Grading would be done for the entire site upfront for Plat 5 & 6 including the pond. Commission Member McCleary inquired about the backyard drainage and overland flow. Mr. Kuehl said that those would be grass swales. He said he understood that there was some concern about grass land swales. McCleary said, "That every time a home is built, we get the undulations up and down and it doesn't work the way it is designed to and the property owners come back to the City and the DNR saying that the City created this. There has got to be some type of final approval so the City knows it works but the developer can't do that until after the homes are built. In one situation here, the grade was destroyed when the homes were built. If there are overland swales, they have to work, otherwise the DNR gets on the City about what we are going to do. The builders mess up the grading and the swales no longer work. Right now in Plat 5, we have an overland swale that they have dumped dirt in. It doesn't work very well." Commission Member McCleary was glad that the detention pond work and the rough grade for Plat 5 & 6 is to be done first but the overland swales bother him because he hasn't seen one that works the way it is supposed to.

City Administrator Arentsen asked where the water main is located. Mr. Kuehl said that the water main needs to be added to the preliminary plat and would go around the pond. Commission Member Lohse inquired about the bike trail and the easement. Mr. Kuehl stated that the easements would be between lots 12 and 13 on Plat 5 and between lots 15 & 16 on Plat 6. This would allow access in the future if connections were to be made. Commission Member McCleary asked about the proposed depth of the pond? Mr. Kuehl stated that it would be approximately 10 foot. Commission Member Mark asked who was responsible for the pond? Mr. Kuehl said that the City would be responsible for the pond. Mr. Mark said that he was concerned about the liability of the pond and if a fence would be installed around it. Mr. Kuehl said that the grade would be gradual. No swimming signs could be put up. The City has other ponds and there is a pond there now. Lake Petocka does not have a fence around it. Commission Member McCleary made a motion to approve Resolution No. PZ-10-

11, a Resolution recommending approval of the Preliminary Plat for Arbor Ridge Plat 5 & 6, Bondurant, Polk County, Iowa, with the stipulation that the rough grading of the site and pond work be done upfront. City Administrator Arentsen said that the Preliminary Plat is being presented as such that the City would be responsible for the water main and the trail. This came to the City Council and the Council at that time said that the City would fund the water main. No decision has been made as far as the trail. Commission Chair Higgins asked if the City would be in a position to put in a trail? We need to provide a safe way to school. The school district has cut off busing and the City needs to provide a way for kids to get to school. The kids will go through the mud and pond to get to school. Commission Chair Higgins said the City has taken steps toward providing a safe way for kids to get to school along Second Street. I would hope that there is a plan in place to get the kids to school from Mallard Pointe. City Administrator Arentsen thought that it was unlikely that kids are going to walk across the creek and pond area to get to school. Higgins said that if the City provides a bridge and a sidewalk, then if a kid decides not to use it and go across the pond then that is a risk they have taken. City Administrator Arentsen stated that it was up to the City Council if they wanted to appropriate to fund that but this preliminary plat is being presented in the manner that the developer will not be installing any bike trail or water main loop. Commission Chair Higgins said that he hoped the Council would consider some other structure than a bridge to go across the pond as he has a concern about kids getting across there.

Mrs. Michele Bailey, 129 Patterson Street, Southeast, Bondurant, stated that the last Council meeting addressed the trail going across the creek. The City did get a cost estimate and it is cost prohibitive. There is no benefit for this developer to run a trail to another development. The person that developed Deer Ridge and Mallard Pointe was supposed to run a street and did not do it. We did speak to Mr. Ed Skinner about the trail that would go around the lake so the trail would connect to the sidewalk. Mr. Skinner stated that was a possibility. Mrs. Bailey stated that the developer should put a trail around the pond since this is a recreation area and eventually playground equipment could be installed and the City will be responsible for the water main extension. Commission Member Mark asked who would put the trail in and who would be responsible for maintaining the trail? Mrs. Bailey said that the developer should be responsible for the trail and turn it over to the City for maintenance. She proposed this at the last Council meeting. Commission Member Meehan inquired about the cost of the water loop? City Administrator Arentsen said a quote was acquired for $15,000.00.

Mr. Brad Kuehl stated that he was not here tonight to propose a pond trail and a trail is not something the developer can do to get this off the ground.

A second to the motion, by Commission Member Mendenhall, to approve Resolution No. PZ-10-11, a Resolution recommending approval of the Preliminary Plat for Arbor Ridge Plat 5 & 6, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Mendenhall-Yes, Meehan-No, Lohse-Yes, Mark-Abstain, Keeler-Yes, Higgins-Yes. Motion carried.

Ms. Denise Roberts, 504 Second Street, Southeast, Bondurant, Iowa, presented a Site Plan for 15 Main Street, Southeast, Bondurant, Polk County, Iowa. Ms. Roberts would like permission to remove the overhead door, install a man door, windows, brick and siding to make the building look more attractive on the exterior. Commission Chair Higgins asked if there was a specific business planned for the building? Ms. Roberts stated that there is nothing for sure planned. She is making no interior changes except for taking out a couple of walls. Commission Member Mark stated that he was glad to see some positive action on Main Street. Motion made by Commission Member Lohse, second by Commission Member Meehan, to approve Resolution No. PZ-10-09, a Resolution recommending approval of the Site Plan for 15 Main Street, Southeast, Bondurant, Polk County, Iowa. Roll Call: Lohse-Yes, Meehan-Yes, McCleary-Yes, Mark-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Keeler – No Comment.
- Commission Member Mendenhall – No Comment.
- Commission Member Mark – Inquired about the RAGBRAI money and using it for the Arbor Ridge trail.
- Commission Member McCleary – Glad to hear the storm water dirt work will be done first for Arbor Ridge Plat 5 & 6.
- Commission Member Lohse – The Bondurant Development Inc., Developers Conference went well last Thursday, May 6. Presentations were made by the City, the school district and East Polk Regional Development. 30-40 people were in attendance and most were surprised at the amount of activity going on in the community. Supportive of using RAGBRAI funds for trail development.
- Commission Member Meehan – Supportive of using RAGBRAI funds for trail development.

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

- There are a number of almost plats that we may see in the future.
- 33 single family home permits so far this year.
- Wisteria Heights has started work on their plat.
- Wolf Creek hasn't started their work yet but they have some more lots to sell.
- Morgan Estates, east of town, is looking to annex into the City but it would not be on City sewer or water.

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

- Appreciates the City cleaning out the culverts under Highway 65 and addressing storm water issues.
- Inquired about the Commission looking into the City code in regards to trails. The City Administrator could check with neighboring communities' regulations to see if our code needs to be updated.
- Inquired about issues in the City that the Commission needs to receive an update on and have a presenter come to future Commission meetings.

Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:10 p.m.

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David Higgins
Chair

ATTEST:

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Lori Dunham
Finance Director