Meeting No. 10-02 January 28, 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 January 28, 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 January 26, 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 that item 8 be removed from the agenda. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the agenda as amended. Roll call: Ayes: 7. Nays: 0. Motion carried.

Motion made by Commission Member Mark, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of January 14, 2010. Roll call: Ayes: 7. Nays: 0. Motion carried.

Mr. Eric Cannon, Snyder and Associates, 2727 Southwest 100th Boulevard, Urbandale, Iowa, representing Chateau Bondurant, LLC, presented the Preliminary Plat for Wolf Creek Plats 5 and 6. The plats contain 52 lots along with the construction of a wet bottom pond. Plats 5 and 6 are located on the far eastern portion of the development. Commission Member McCleary inquired about the timetable for the pond construction. Mr. Cannon said that the grading would be done all at one time. The utilities will be done in sections similar to Plats 3 and 4. Commission Member McCleary requested that the City engineers review the surface drainage for the plats. Commission Member Mark asked if the neighbors were aware

that the pond would attract ducks? Mr. Cannon affirmed. Motion made by Commission Member McCleary, seconded by Commission Member Mark, to approve Resolution No. PZ-10-04, a Resolution recommending approval of the Preliminary Plat for Wolf Creek Plats 5 and 6, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Mark-Yes, Meehan-Yes, Lohse-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

Mr. Tom Wittman and Mr. Brett Johnson, Civil Engineering Consultants, Inc., 2400 86th Street, Des Moines, Iowa, representative for Integrity Homes, Inc., and Mr. Brian Curnes, owner of Integrity Homes, Inc., 31358 Cross Creek Lane, Waukee, Iowa, presented the Preliminary Plat for Wisteria Heights Plat 2. The plat includes 36 acres with 96 lots. Phase 1 of the plat includes 21 lots. The width of the lots will be between 65-75 feet. The center of the plat includes a 1.3 acre green space that will be dedicated to the City for park land. City ordinance only requires 0.4 acres to be set aside for park land. There will be 3 access points to the park. On the east side of the plat, there will be a 24" pipe for drainage. Commission Member McCleary inquired about the amount of surface drainage. City Administrator Arentsen said that a meeting occurred this week with City Engineer Mike Flattery and Integrity Homes and it was agreed upon to increase the detention area for storm water. Some of the retention area is in easements, so in order to make sure that the drainage is working properly, the elevations are going to be checked prior to occupancy permits being issued. Commission Member Mendenhall asked if there were any field tile located in the plat? Mr. Johnson replied that the field tile on the southeast end would be verified and tied into the storm sewer system. City Administrator Arentsen inquired about the timeframe for the plat. Mr. Johnson said that the construction drawings would be completed next week and start construction around April. Mr. Wittman said that the final plat for the 21 lots and the park would be submitted around mid-summer. Commission Member Mark asked about the value of the homes in the plat. Mr. Curnes replied that the homes would be in the $160,000 - $180,000 range, both one and two story homes. He will build 4 specs right away and will build all of the homes himself. Commission Member Lohse asked for the reason why Ordinance 06-202 was included in the packet. City Administrator Arentsen said that the east side of the plat includes homes fronting Pleasant Street. The City is going to allow this because the new homes will be adjacent to already existing homes built prior to March 1, 2006, and will be in conformance with the City ordinance. Commission Member Meehan inquired about covenants for the development. Mr. Curnes said that he would have covenants but they have not been written yet. Commission Member Higgins asked about the depth of the retention areas. He wanted any land that the City was supposed to maintain to have a manageable slope for City workers to safely mow. He also wanted to know if the public access to the parks would have any surface to them or just grass. Mr. Johnson said that the access surface would be up to the parks department. Commission Member McCleary asked when the detention pond would be done. Mr. Johnson said that the storm sewers for Phase 1 would be done first and completed going east as development continues east. The main pond would be put in with Phase 2 construction when the storm sewer network will be in place. McCleary said that concerns him a little bit. The City has not had good luck with retention ponds and development. He does not want to have problems in the

future. Mr. Johnson said that there are some natural low points where the water pools already. McCleary asked about where the water is going from Plat 1? Mr. Johnson said there is a natural low point in the western part. McCleary asked if the engineer has approved this? City Administrator Arentsen said the engineer has approved it. All of Plat 1 is storm sewer and there is no onsite detention. Motion made by Commission Member Mendenhall, seconded by Commission Member Mark, to approve Resolution No. PZ-10-05, a Resolution recommending approval of the Preliminary Plat for Wisteria Heights Plat 2, Bondurant, Polk County, Iowa. Roll Call: Mendenhall-Yes, Mark-Yes, McCleary-Yes, Meehan-Yes, Lohse-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

Mr. Lorne Wazny, District One Planner for the Iowa Department of Transportation, presented the Highway 65 Access Control Plan and updated new Commission Members with the purpose of the agreement which is to have a plan for the economic and development nature of the corridor. This plan is to not only provide mobility for vehicles but to also serve in the development in the community. City Administrator Arentsen said that property owners along the corridor would be sent the plan and, if they wish, could attend the Tuesday, February 16, Council meeting. Commission Member Mark suggested approving the plan subject to the concerns brought up by property owners at the Council meeting. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-10-06, a Resolution recommending approval of the Final Draft of the Highway 65 Access Control Plan, subject to the comments made by adjacent property owners at the public meeting, between the City of Bondurant and the Iowa Department of Transportation. Roll Call: McCleary-Yes, Mendenhall-Yes, Mark-Yes, Meehan-Yes, Lohse-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Meehan – No Comment.
- Commission Member Lohse – No Comment
- Commission Member McCleary – No Comment.
- Commission Member Mark – With the last ice storm and branches breaking off of trees, inquired if FEMA was going to help the City with the clean up. Wanted to thank the school district for opening up their building when the City was without power during that ice storm.
- Commission Member Mendenhall – No Comment.
- Commission Member Keeler – No Comment.

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

- Efnor Estates engineer needs to complete their submittal so the City engineer can review it.
- The remainder of the Arbor Ridge property is for sale and has an interested buyer but the buyer is not interested in completing the detention pond area. They would like to pipe the storm water to Mud Creek.
- The City may receive funding for the east end of the Second Street Trail.
- The safe room plans have been passed on to FEMA for review. The City hopes to build it this year, if funded. The safe room would be at Kinney Park where the batting cages are located.

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

- Wanted to know the status of the Efnor Estates plat that was removed from the agenda.
- Asked if there was anything else going on in the near future for the Planning and Zoning Commission?

Motion made by Commission Member McCleary, seconded by Commission Member Meehan, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:00 p.m.

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David Higgins
Chair

ATTEST:

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Lori Dunham
Finance Director