Meeting No. 10-05 July 08, 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 July 08, 2010, at 6:00 p.m.

Present: Commission Chair David Higgins
Commission Member Jennifer Keeler
Commission Member Roland Mark
Commission Member Roy McCleary
Commission Member Brian Lohse
City Administrator Mark J. Arentsen
Deputy City Clerk Michelle Wells

Absent: Commission Member Judi Mendenhall
Commission Member Jolyn Meehan

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on July 02, 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 6:03 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mark, seconded by Commission Member McCleary, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member McCleary, seconded by Commission Member Keeler, to approve the Planning and Zoning Commission Minutes of May 13, 2010. Roll call: Ayes: 5. Nays: 0. Motion carried.

Chuck Bishop, Bishop Engineering Company, 3501 104th Street, Des Moines, Iowa, representing Steve Stoner, presented the Preliminary Plat for Meadow Brook North Plat 19. Plat 19 is the remaining portion of Meadow Brook North between Filmore Avenue, Southeast, in Plat 11 and Washington Avenue, Southeast, in Plat 18. Plat 19 includes the extension of Third Street, Southeast, adding Fourth Street, Southeast, and connecting to Cleveland Avenue, Southeast. It is the continuation of 65' lot widths in an R2 zoning and fills in the remaining 15.8 acre site. This will be a three to four- year project to get all 61 lots completed. The first phase will be to extend 3rd Street and build through there. Third Street will continue as 31' wide with the remainder of the streets at 28' wide. Plat 11 had all of the storm sewer stubbed out through the back and picked up the drainage coming out of this area as well as

coming out of Plat 18. The storm system was extended out to pick up street drainage and provide sub drains for the sump pump lines in the area. This water ends up draining through Plat 11 and into the ditch to the west of Plat 11. This was on the original master plan for Meadow Brook North and this is the completion. The watermain is a loop connection and the sanitary sewer extends up Third Street, as well as coming down Cleveland Avenue. Bishop Engineering has been going back and forth with the City Engineer and they have some concerns about the drainage ditch west of Plat 11. Chuck Bishop did some additional calculations today and even after further development of this property as well as the property north of the railroad tracks the ditch still has the capacity to handle all of the water.

Commission Members' concerns were the following: A surface drainage plan; grate covers or beehives for intakes and manholes; doesn't believe the concrete waterway can handle additional drainage of rooftops and streets; retention in resident's backyard; keeping culverts clean; drainage for Third Street; concerned that the lot designated for Parkland Dedication is too close to the cemetery; re-naming Ninth Avenue, Southeast; and truck traffic on Third Street;

City Administrator Arentsen said that the City Engineer still has concerns with some of the street drainage.

Motion made by Commission Member McCleary, seconded by Commission Member Lohse, to approve Resolution PZ-10-12, a Resolution approving the Preliminary Plat for Meadow Brook North Plat 19, Bondurant, Polk County, Iowa, subject to the drainage issues being resolved and approved by the City Engineer, before going to the City Council for approval. Roll Call: McCleary-Yes, Lohse-Yes, Mark-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 Mark – Asked how Summerfest went.
- Commission Member McCleary – Asked for update pertaining to the sidewalk/trail project.
- Commission Member Lohse – Very impressed with the looks of the Main Street Reconstruction Project.

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

- Still seeing interest in new development.

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

- No Comment.

Motion made by Commission Member Mark, seconded by Commission Member McCleary, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:35 p.m.

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David Higgins
Chair

ATTEST:

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Michelle Wells
Deputy City Clerk