A meeting of the City of Bondurant Planning and Zoning Commission was held in the Community Room at the Bondurant City Center on June 28, 2012, at 6:00 p.m.

Present:  Commission Vice Chair Roy McCleary  
Commission Member Michele Bailey  
Commission Member Brian Clayton  
Commission Member Jennifer Keeler  
Commission Member Jolyn Meehan  
Commission Member Judi Mendenhall  
City Administrator Mark Arentsen  
Finance Director Lori Dunham

Absent:  Commission Chair David Higgins

Notice of the meeting was posted at the Bondurant City Center, Casey’s General Stores, Legacy Bank and the Bondurant Post Office on June 26, 2012. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Vice Chair McCleary called the meeting to order at 6:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Keeler, to approve the Planning and Zoning Commission Minutes of June 14, 2012. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Eric Nikkel, Snyder and Associates, 2727 Southwest Snyder Boulevard, Ankeny, Iowa, and David Voss, ge Wattier Architecture Inc., 305 East Court Avenue, Des Moines, Iowa, representing Metro Waste Authority, presented the Site Plan for the Metro Waste Authority Regional Collection Center building addition, located at 1105 Prairie Drive, Southwest, Bondurant, Iowa. The addition will include 5,726 sq. ft., 16 parking stalls, and an upgrade to the septic system. Vice Chair McCleary inquired about the drainage calculations. Mr. Nikkel stated that he will be working with the City Engineer once everything is finalized. Commission Member Clayton stated that the addition did not flow with the current building and the roof line seems disjointed. Mr. Voss said that elements from the two current
buildings have been brought into the new building to try and bring the three buildings together. The green roof will not be replicated. The new building is a warehouse and needs to be tall enough. There is a drainage challenge with the building due to the fact that the containment area cannot have any drainage through it. The new building will have a green stripe. Commission Member Bailey suggested painting the roof of the current building. Motion made by Commission Member Bailey, seconded by Commission Member Meehan, to approve Resolution No. PZ-12-11, a Resolution recommending approval of the Site Plan for the Metro Waste Authority Regional Collection Center building addition, located at 1105 Prairie Drive, Southwest, Bondurant, Polk County, Iowa. Roll Call: Bailey-Yes, Meehan-Yes, Mendenhall-Abstain, Clayton-Yes, Keeler-Yes, McCleary-Yes. Motion carried.

City Administrator Arentsen led a discussion on the Urban Renewal Plan Amendment involving the soccer fields parking lot and drainage improvements. A tile line will be installed so rain events will flow to the creek and drain the parking area. Commission Vice Chair McCleary inquired if the parking lot will be concrete. It will remain gravel. Commission Member Bailey inquired about the maintenance of the tile and the parking lot marking. Mr. Arentsen stated that it will have to be blasted out once in a while to keep the flow from being blocked and posts with cables will be installed to set off the parking spots. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve Resolution No. PZ-12-12, a Resolution recommending the proposed Urban Renewal Plan Amendment involving the parking lot and drainage improvements to the soccer fields is in the long term interest of the City of Bondurant. Roll Call: Mendenhall-Yes, Bailey-Yes, Meehan-Yes, Clayton-Yes, Keeler-Yes, McCleary-Yes. Motion carried.

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

- Commission Member Clayton – Kading property starting construction, inquired about drainage improvements south of the development.
- Commission Member Keeler – No comment.
- Commission Member Meehan – No comment.
- Commission Member Mendenhall – Appreciate the approval of the hazardous waste site addition. The MWARCC was built to serve Polk County. It now serves 20 counties with double the population and triple the amount of waste.
- Commission Member Bailey – No comment.

The following item was discussed as part of Commission Vice Chair McCleary’s comments:

- Appreciate the intersection repairs done recently.
The following item was discussed as part of City Administrator Arentsen’s comments:

- Two construction projects nearing completion – Trailhead paving and Paine Heights stormwater drainage project.

Motion made by Commission Member Bailey, seconded by Commission Member Mendenhall, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Vice Chair McCleary declared the meeting adjourned at 6:29 p.m.

Lori Dunham
Finance Director

ATTEST:

Roy McCleary
Vice Chair