A meeting of the City of Bondurant Planning and Zoning Commission was held in the Community Room at the Bondurant City Center on November 8, 2012, at 6:00 p.m.

Present: Commission Chair David Higgins
Commission Member Michele Bailey
Commission Member Brian Clayton
Commission Member Judi Mendenhall
Commission Member Roy McCleary
Commission Member Wesley Enos
Commission Member Jennifer Keeler
City Administrator Mark Arentsen
Finance Director Lori Dunham
Administrative Assistant Misty Richardson-Kugler

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 November 5, 2012. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve the agenda as presented. 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 October 25, 2012. Roll call: Ayes: 7. Nays: 0. Motion carried.

Ms. Erin Ollendike, Project Manager, Civil Design Advantage, LLC, 3405 Southeast Crossroads Drive, Suite G, Grimes, Iowa, representing Travis Sisson, Developer, 5700 University Avenue, Suite 220, West Des Moines, Iowa, presented a Preliminary Plat for Renaud Ridge. The 23.5 acres plat contains 69 single family lots with a minimum width of 65-70’ and 130-135’ in depth, located between Grant Street, North, Arbor Ridge and Deer Ridge Crossing. One half acre lot, Outlot P, is dedicated for parkland and is located where Fourth Street, Northwest, meets Sycamore Drive, Northwest. Sanitary sewer connects at Sycamore as well as water. Storm water drains to the west and the existing storm sewer is stubbed out. Commission Member McCleary inquired about the City Engineer’s approval and street right
of way width at 50’ not 60’. City Administrator Mark Arentsen stated all issues were resolved and the right of way width is 60’ instead of 50’ to Grant St. North and 50’ on shorter sections. Commission Member Bailey inquired about overland flow and Commission Member McCleary asked if Mr. Sisson was going to build the homes himself or sell the lots. Ms. Ollendike stated that Mr. Sisson is a developer and not a builder. City Administrator Mark Arentsen stated there was no ordinance against overland flow. Commission Member Roy McCleary stated that the City needs to put in place a check that builders do not change the grade when building the home. A discussion was had about the sequence of home building, the grade change with each home, and the need to keep the grade that the plat is originally designed. Commission Chair David Higgins stated that the City has nothing in the ordinances that this project has not complied with. Commission Member Clayton inquired about the detention pond depth. Ms. Ollendike commented that the depth of the pond at lot 27 is 5’ and gradually reducing to 2’ to the south. Mr. Clayton inquired about the existing homes all around and the drainage. Ms. Ollendike stated that the existing homes on Second Street, Northwest, are higher than the new homes to the north. A ditch on the south side of the development will collect water and take it to the storm sewer. Motion made by Commission Member McCleary, seconded by Commission Member Enos, to approve Resolution No. PZ-12-19, a Resolution recommending approval of the Preliminary Plat for Renaud Ridge, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Enos-Yes, Bailey-Yes, Clayton-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

City Administrator Arentsen led a discussion regarding the park ground for Lincoln Estates. The Plat of Survey creates a lot that was in the current plans for the park. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-12-20, a Resolution recommending approval of the Plat of Survey for Lincoln Estates. Roll Call: McCleary-Yes, Mendenhall-Yes, Enos-Yes, Clayton-Yes, Bailey-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

City Administrator Arentsen led a discussion concerning the side yard setback stated in the R-3 zoning code. Commission Chair Higgins stated that the Commission needs to clarify the code by setting a minimum. Mr. Arentsen stated that he thought the 50’ setback requirement is a sizeable amount and questioned if it needed to be 50’. The next Planning and Zoning Commission meeting will address ‘other principal buildings’ in the R-1, R-2, R-3 and R-4 sections. Motion made by Commission Member McCleary, seconded by Commission Member Enos, to have a resolution on the next Planning Commission agenda to change the zoning code for ‘other principal building’ to have a 25’ side yard setback with a minimum of 11’ on one side.

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

- Commission Member Mendenhall– No comment.
- Commission Member Bailey – Would like an agenda item for overland flow issues.
• Commission Member Clayton – Make pipe bigger for system to take. Builders are going to shy away from certain grounds because of pockets.
• Commission Member McCleary – Make a cement flume for overland flowage.
• Commission Member Enos - No comment.
• Commission Member Keeler – Attended BDI meeting. Work is being done to 110 First Street, Southeast, bar and restaurant.

The following item was discussed as part of Commission Chair Higgins’ comments:

• Look into side yard setbacks.

The following item was discussed as part of City Administrator Arentsen’s comments:

• Bid for Depot is done-Edge Commercial won bid. Depot should be done in June 2013.

Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:50 p.m.

____________________________
Misty Richardson-Kugler
Administrative Assistant

ATTEST:

____________________________
David Higgins
Commission Chair