

**CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
September 10, 2015
MINUTES**

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:04 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Dave Higgins
Commission Member Brian Clayton
Commission Member Jeff Kromrie
Commission Member Roy McCleary
Commission Member Tamara Russell
Commission Member Karen Hudson
Commission Member Laura Wood
City Officials Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson,
Council Member Bob Pepper

3. Perfecting and Approval of the Agenda

Motion made by McCleary, seconded by Wood, to approve the agenda as presented. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Wood, Hudson. Nays: 0. Motion Carried.

4. Approval of the Commission Minutes

Motion made by McCleary, seconded by Russell, to approve the minutes of August 27, 2015. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Wood, Hudson. Nays: 0. Motion Carried.

5. Guests requesting to address the Commission – City Council Member Bob Pepper, 508 6th Court, SE, Bondurant, addressed the Commission regarding the Council’s goal to hold a joint meeting with the Planning and Zoning Commission. Commission members agreed this was a good idea and discussed possible dates for a meeting.

6. RESOLUTION NO. PZ-15-17 – Resolution approving the Preliminary Plat for Rolling Woods Plat 3 which falls within two miles of Bondurant city limits and the City is entitled to review

Bill Elson, 3705 Grand Avenue, Des Moines, explained the Preliminary Plat is an Outlot of approximately 52 acres and will have one single-family residence.

Moved by Russell, seconded by Hudson, to approve Resolution No. PZ-15-17. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary, Russell, Wood, Hudson. Nays: 0. Motion Carried.

7. DISCUSSION – Planning and Zoning Commission recommendation regarding Tax Abatement

Commission members reviewed information from the Tax Abatement Review committee including a survey of residents that had recently moved to the City. The Commission members discussed ideas about phasing out the abatement and the impact residential growth has had on the school district and the desired small-town atmosphere. Commission members thought the abatement should extend to home remodeling and renovation to encourage residents to remain in the City and support property improvements. They agreed with the Review committee that only one option is needed for Commercial tax abatement.

Commission members discussed how continued residential growth will affect emergency services and public works. They also discussed whether the tax abatement was comparable to surrounding communities. City Administrator Arentsen said 88 building permits had been issued through the end of August and three had been issued as of September 10.

Commission Member Hudson left the meeting at 6:30 p.m.

Moved by McCleary, seconded by Wood to recommend the current tax abatement schedule be eliminated and residential tax abatement end on a specific date determined by City Council, while retaining the home remodeling and renovation schedule to encourage residents to improve their properties and stay in the City; additionally, the Commission recommends amending the commercial abatement schedule to offer only the three year, 100 percent schedule. Vote on Motion 6-0. Motion declared carried unanimously.

8. Reports and Comments

a. Commission Member Comments

Commission Member Kromrie- none

Commission Member Wood - none

Commission Member McCleary - Inquired about the tile repair work near his home.

Commission Member Clayton- Assisted with moving furniture into Reclaimed Rails Brewery, asked City Administrator Arentsen to check that the fence ordinance being considered by Council doesn't prohibit barbed wire or electric fences for agricultural purposes. Liked the idea suggested by Council Member Keeler that the City Engineer include the Comprehensive Plan as part of engineering comments and said that Classic Builders provided good information at Council meeting regarding Bluejay Landing.

Commission Member Russell - none

b. Commission Chair Comments - none

c. City Administrator Comments - Introduced John Wright who plans to build a home/shop on property on the corner of 3rd and Washington.

9. Adjournment

Moved by McCleary, seconded by Clayton, to adjourn the meeting at 7:05 p.m.

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Commission Chair, David Higgins	Mary Rork-Watson, Assistant to City Administrator