

**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 October 24, 2013, at 6:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Michele Bailey  
                                Commission Member Brian Clayton  
                                Commission Member Wes Enos  
                                Commission Member Jennifer Keeler  
                                City Administrator Mark Arentsen  
                                Parks and Recreation Board Chair Jeff Cook  
                                Parks and Recreation Board Member Lori Vermie  
                                Parks and Recreation Board Member Joseph Van Horn  
                                Finance Director Lori Dunham

Absent:                    Commission Member Roy McCleary  
                                Commission Member Judi Mendenhall

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on October 23, 2013. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:08 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Keeler, seconded by Commission Member Enos, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Keeler, seconded by Commission Member Enos, to approve the Planning and Zoning Commission Minutes of October 10, 2013. Roll call: Ayes: 5. Nays: 0. Motion carried.

City Administrator Arentsen and Parks and Recreation Board Chair Cook led a discussion regarding the proposed ordinance revisions to the park land dedication requirements for residential developments. The revisions would occur in all five residential zonings. Revisions include requiring total area donated be more than 0.5 acres; the developer may donate cash in lieu of park land; the land must be accessible and not used for water retention; dedications must be approved by the appropriate boards/council; and the developer shall grade the area. Commission Member Keeler inquired if the City Attorney had reviewed the changes. Mr. Arentsen stated that he had not. Commission Member

Clayton inquired about the donation in lieu of land and the type of valuation (assessed, sale price) to be used to establish the donation amount. Commission Member Bailey inquired about requiring the developer to not only grade but to seed as well. Graded land will wash away if not seeded. Commission Member Clayton suggested reviewing the Department of Transportation contract wording for seeding and site restoration. Commission Member Clayton inquired as to wording the donation in lieu of land to state that the donation will be used as close as possible to that development. Parks Chair Cook was not sure that was feasible. No action was taken on Resolution PZ-13-08.

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

- Commission Member Keeler – Inquired about outlot by cemetery and construction.
- Commission Member Bailey – Apologized for absence at last meeting.
- Commission Member Clayton – Inquired about sidewalk installation for Renaud Ridge children to walk to school along west side of Grant Street North.
- Commission Member Enos – Inquired about 101 Main Street, SE, zoning request at October 21, Council meeting.

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

- The Commission has 2 or 3 members that will be leaving at the end of the calendar year.
- Grocery store is moving along, hoping to open around February 2014.

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

- Council will be meeting December 9, to review the Comprehensive Plan.

Motion made by Commission Member Enos, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:40 p.m.

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Lori Dunham  
Finance Director

ATTEST:

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David Higgins  
Commission Chair