

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 December 12, 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
 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 December 10, 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 6:05 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Enos, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Bailey, seconded by Commission Member Enos, to approve the Planning and Zoning Commission Minutes of October 24, 2013. Roll call: Ayes: 5. Nays: 0. Motion carried.

Leon Von Stein, 7901 Northeast 88th Street, Bondurant, presented a Plat of Survey for 7901 Northeast 88th Street, Bondurant, Iowa, located north of 8825 Northeast 78th Avenue, south of the Chichaqua Valley Trailhead and east of Northeast 88th Street. Mr. Von Stein is sectioning approximately 76 acres into two parcels. One parcel will be 1.87 acres with the house included and this parcel will be sold in the future. The other 74-75 acres is farmland. Motion made by Commission Member Enos, seconded by Commission Member Bailey, to approve Resolution No. PZ-13-09, a Resolution approving the Plat of Survey for 7901 Northeast 88th Street, Bondurant, Polk County, Iowa. Roll Call: Enos-Yes, Bailey-Yes, Keeler-Yes, Clayton-Yes, Higgins-Yes. 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 following suggested changes were discussed:

A v. – add “such as Planning and Zoning Commission, Parks and Recreation Board and City Council” after appropriate councils.

A v. – Regarding cash donation in lieu of parkland, City Engineer Bob Veenstra, in a discussion with City Administrator Arentsen, suggested using appraised value as determined by a mutually agreed upon licensed appraiser hired by the City with the developer funding the appraisal.

B v. – add “seeding” after the developer grading. Seed should be lawn quality seed that is acceptable to the City.

C vi. – add “seed as acceptable by the City” after the developer grading.

Jeff Cook will make the above revisions, send it to Planning and Zoning and Parks and Recreation, with Parks and Recreation reviewing at their December 19, meeting. Motion made by Commission Member Enos, seconded by Commission Member Bailey, to approve Resolution No. PZ-13-10, a Resolution which states that approving the proposed ordinance revisions to update park land dedication requirements for residential developments with the above recommended changes is in the long term interest of the City of Bondurant and recommends the ordinance revisions be adopted by the City Council. Roll Call: Enos-Yes, Bailey-Yes, Keeler-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Keeler – BDI has been busy with art and recreation subcommittee that will qualify as a 501c3 for grant applications. Grocery store may open around April 1. Two people interested in the old American Legion building.
- Commission Member Bailey – Will be on the Commission until March.
- Commission Member Clayton – Inquired about when Renaud Ridge will connect to Grant Street and when sidewalk would be installed for Renaud Ridge children to walk to school along west side of Grant Street North.
- Commission Member Enos – This will be his last meeting, thanked everyone.

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

- Inquired about next agenda?

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

- January 9, agenda will include a preliminary plat for Pleasant Grove and possibly Mallard Creek.

- Council met on December 9, and reviewed the Comprehensive Plan with Brad Scheib from Hoisington Koepler Group. Brad will provide proposals for Zoning Ordinance review and corridor plans for Grant Street and Highway 65.
- Traffic lights will be installed at the Git-N-Go intersection in 2014.
- Chichaqua Trail project will go out for bid in March.

Motion made by Commission Member Bailey, seconded by Commission Member Enos, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:50 p.m.

Lori Dunham
Finance Director

ATTEST:

David Higgins
Commission Chair