

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 March 13, 2014, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Jennifer Keeler
 Commission Member Roy McCleary
 Commission Member Judi Mendenhall
 Finance Director Lori Dunham

Absent: Commission Member Jeff Kromrie
 City Administrator Mark Arentsen

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on March 10, 2014. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:02 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Keeler, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the Planning and Zoning Commission Minutes of February 27, 2014. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Jon Peterson, Farmers National Company, 4949 Pleasant St, West Des Moines, representing the Freeland family presented the Plat of Survey for Parcel "N" in the Northwest Quarter of the Northwest Quarter of Section 30, Township 80 North, Range 22 West of the 5th P.M., and Parcel "O" in the Northwest Quarter of the Northwest Quarter of Section 30, Township 80 North, Range 22 West of the 5th P.M., located north of 1000 Grant Street, North, and south of 86th Avenue, Northeast, east of Grant Street, North, Bondurant, Polk County, Iowa. The property is being split into two sections with the northeast corner, Parcel "N", divided from Parcel "O". There is an offer for Parcel "O" from a developer, subject to due diligence. There are five siblings in the Freeland family and 1 sibling does not want to sell the property. Parcel "N", which includes the field entrance, will not be sold at this time. The Bondurant-Farrar School District has first right of refusal on the property and has 60 business

days to decide if they want to purchase the property. There is a 6" transmission natural gas line, installed in 1954, owned by Northern Natural Gas Company, with a 60' wide easement running east to west, in the northern half of the property. A street can be constructed but no structures can be located on this easement. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-14-02, a Resolution approving the Plat of Survey for Parcel "N" in the Northwest Quarter of the Northwest Quarter of Section 30, Township 80 North, Range 22 West of the 5th P.M., and Parcel "O" in the Northwest Quarter of the Northwest Quarter of Section 30, Township 80 North, Range 22 West of the 5th P.M., located north of 1000 Grant Street, North, and south of 86th Avenue, Northeast, east of Grant Street, North, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Mendenhall-Yes, Bailey-Yes, Clayton-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Mendenhall – No comment.
- Commission Member Bailey – Property on the west end of town, just outside City limits, is a dump.
- Commission Member Clayton – If the property north of the school is sold, the City needs to know the easement restrictions for the gas line.
- Commission Member Keeler – A BDI subcommittee, of which she is a member, has been formed to find projects and funding for arts and recreation.
- Commission Member McCleary – Received multiple comments about the Christmas decorations being up for so long. Inquired about the silt straw for the WRA connection project and if Peterbilt is still interested in the Skinner property?

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

- Before our next meeting, please review the Zoning Code and send any recommendations to the City Administrator.

Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:30 p.m.

Lori Dunham, Finance Director

ATTEST:

David Higgins, Commission Chair