

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 April 24, 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 Jeff Kromrie
 Commission Member Judi Mendenhall
 City Administrator Mark Arentsen
 Finance Director Lori Dunham

Absent: Commission Member Roy McCleary

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on April 22, 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 6:08 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Bailey, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of April 10, 2014. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Brad Scheib (telephonically through GoToMeeting), Hoisington Koegler Group, Inc., Minneapolis, MN, and City Administrator Arentsen led a discussion on revising the City Zoning Code. Mr. Scheib recommended changing the title to Chapter 176 to Non-Conforming Uses, Structures, and Lots as there are three different ways that a property can be non-conforming. Also, he recommended reviewing 176.04, #5, regarding 60% destruction rule and how strict the City wants to be. Criteria need to be set for granting Special Use Permits. Mr. Scheib recommended moving the parkland dedication from the Residential Districts to Subdivision Regulations. Residential bulk standards were reviewed with R-1 zoning for single family, R-2 for four family dwellings, including duplex, triplex, townhomes, row houses, and R-3 for more multi-family uses. Commercial District structure was discussed

with C-1 having a limited size of 5 acres and includes light industrial and residential, C-2 having unlimited size and C-3, for shopping centers, having a limited size of 25 acres. Mr. Scheib recommended reviewing the zoning for churches and schools. The next meeting will be May 8.

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

- Commission Member Mendenhall – No comment.
- Commission Member Bailey – No comment.
- Commission Member Clayton – Was concerned about the drainage behind 902 Second St., NE and allowing the new owner to drive on the north side of the building; inquired about property north of high school.
- Commission Member Keeler – No comment.
- Commission Member Kromrie – No comment.

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

- No comment.

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

- Will not be here for the next meeting.

Motion made by Commission Member Bailey, seconded by Commission Member Mendenhall, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:43 p.m.

Lori Dunham, Finance Director

ATTEST:

David Higgins, Commission Chair