

**CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
January 14, 2016
MINUTES**

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:32 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 Laura Wood
Commission Member Tamara Russell

Absent: Commission Member Karen Hudson
Commission Member Roy McCleary

City Officials

Present: City Administrator Mark Arentsen, City Clerk Shelby Hagan

3. Perfecting and Approval of the Agenda

City Administrator Arentsen suggested to delete items #10, #12a and #12b from the Agenda.

Motion made by Kromrie, seconded by Wood, to approve the agenda with changes. Vote on Motion 5-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes

Motion made by Kromrie, seconded by Clayton, to approve the minutes of December 17, 2015. Vote on Motion 5-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None

6. RESOLUTION PZ-16-01 - Resolution approving the Tax Parcel Limits Change, Charles & Donna Speas, 9001 NE 80th Street

Mike Brooner, Civil Design Advantage explained to the Commission the changes the Speas would like to do to their property.

Motion made by Clayton, seconded by Russell, to approve RESOLUTION PZ-16-01 and forward it to the City Council with a recommendation for approval of same. Roll Call Vote: Ayes: Kromrie, Higgins, Russell, Wood, Clayton. Nays: None. Absent: Hudson, McCleary. Motion Carried 5-0.

7. RESOLUTION PZ-16-02 - Resolution approving the Arbor Ridge Villas Building Renderings

Travis Sisson, Peak Development Corporation, explained to the Commission the timeline of the Arbor Ridge Villas, as well as the architectural change to the two apartment buildings that will be close to Grant Street, North.

Motion made by Clayton, seconded by Wood, to approve RESOLUTION PZ-16-02 and forward it to the City Council with a recommendation for approval of same. Roll Call Vote: Ayes: Kromrie, Higgins, Russell, Wood, Clayton. Nays: None. Absent: Hudson, McCleary. Motion Carried 5-0.

8. RESOLUTION PZ-16-03 - Resolution approving the Site Plan for Outlot "X" Meadow Brook North, Plat 18, John Wright, 600 3rd Street, Southeast

John Wright, 1008 15th Street, Southeast, described his plans to the Commission. City Administrator Arentsen explained the Commission needs more information, such as materials, to approve his Site Plan.

Commission Chair Higgins tabled RESOLUTION PZ-16-03 due to missing materials, and asked Mr. Wright to attend the January 28, 2016 Planning and Zoning Commission meeting.

9. RESOLUTION PZ-16-04 - Resolution approving the Site Plan Consideration for 3507 Grant Street, South

John Johansen, the property contact, presented a Site Plan to the Commission. Rob Etzel is the property owner of the 23 acres. Three businesses are temporarily using the property and renting from the family. Commission Member Kromrie explained his concerns with the property. City Administrator Arentsen stated that the property is in a C2 zoning. Johansen explained he has been working with Alex Lynch, Eastern Polk Regional Development, on selling the property. Commission Chair Higgins explained the Commission needs Site Plan from the three businesses, and that they need to attend the next meeting.

Motion made by Kromrie, seconded by Wood, to reject RESOLUTION PZ-16-04. Roll Call Vote: Ayes: Kromrie, Higgins, Russell, Wood, Clayton. Nays: None. Absent: Hudson, McCleary. Motion Carried 5-0.

10. RESOLUTION PZ-16-05 - Resolution recommending Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapter 122, Peddlers, Solicitors, and Transient Merchants

This item was deleted from the Agenda.

11. PRESENTATION - Community Visioning Presentation

Jen Keeler and Jeff Cook, Bondurant Development, Inc. Arts and Recreation Committee Members presented a short report on the conclusion for the Community Visioning Program. The Committee identified five main projects from the community's input. The final report can be found on the City's website.

12. Discussion

a. Tree Installation Requirement in New Subdivisions - Deleted from the Agenda.

b. Downtown Development Issues - Deleted from the Agenda.

13. Reports and Comments

a. Commission Member Comments

Commission Member Kromrie- Questioned nuisance properties in town

Commission Member Wood - None.

Commission Member Clayton- Questioned the property north of Arbor Ridge Villas

Commission Member Russell - Resident comment regarding beautification on the east and north side of town.

b. Commission Chair Comments - None.

c. City Administrator Comments - Developers are still inquiring about building in Bondurant regardless of the Tax Abatement change.

14. Adjournment

Moved by Kromrie, seconded by Wood, to adjourn the meeting at 7:41 p.m.

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Commission Chair, David Higgins	City Clerk, Shelby Hagan