

**CITY OF BONDURANT  
PLANNING AND ZONING COMMISSION  
June 23, 2016  
MINUTES**

**1. Call to Order**

Commission Chair Dave Higgins called the meeting to order at 6:02 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 Karen Hudson, Commission Member Laura Wood

Absent: Commission Member Roy McCleary, Commission Member Tamara Russell

City Officials

Present: City Administrator Mark Arentsen, City Clerk Shelby Hagan

**3. Perfecting and Approval of the Agenda**

Moved by Wood, seconded by Hudson, to approve the agenda. Vote on Motion 5-0. Motion declared carried unanimously.

**4. Approval of the Commission Minutes**

Moved by Hudson, seconded by Clayton, to approve June 9, 2016 Commission Minutes. Vote on Motion 5-0. Motion declared carried unanimously.

**5. Guests requesting to address the Commission – None.**

**6. RESOLUTION PZ-16-23 - Resolution approving the Preliminary Site Plan for Al Ihde**

Al Ihde, 200 5<sup>th</sup> Street, Southeast, presented a Preliminary Site Plan for the lot on the corner of Main Street, Southeast and First Street, Southeast. Ihde plans to obtain two tenants for the front of the building, and run his business and have storage in the back of the building.

Commission Members discussed the City's vision for that particular lot and the downtown area. Comments regarding the Community Visioning Program and the Comprehensive Plan were made to justify their reasoning in rejecting the proposal. Commission Members would like to see a multi-story, mixed-use building with higher quality finishes and a pedestrian-oriented design.

Moved by Hudson, seconded by Clayton, to reject RESOLUTION PZ-16-23. Roll Call: Kromrie, Hudson, Higgins, Wood, Clayton. Nays: None. Absent: McCleary, Russell. Motion Carried 5-0.

**7. RESOLUTION PZ-16-24 - Resolution approving the Plat of Survey for the Subdivision of Parcel F for David Ross**

Moved by Wood, seconded by Hudson, to approve RESOLUTION PZ-16-24. Roll Call: Kromrie, Hudson, Higgins, Wood, Clayton. Nays: None. Absent: McCleary, Russell. Motion Carried 5-0.

**8. Discussion Items -**

- a. **Portable Concrete Plant – Concrete Technologies, Inc.** – Need an update. City Administrator Arentsen will contact CTI requesting a completion date.
- b. **R1 and R2 Zoning Setback Requirements** – Eric Temple, Vista Development, presented to the Commission a request of changing the R1 and R2 requirements due to the issues they are having in the Sankey Summit Subdivision. Temple states the current setbacks are discouraging builders to build wider houses. City Administrator Arentsen will check with metro communities’ setbacks and the Commission will revisit the requirements at the July 14, 2016 Planning and Zoning Commission meeting.
- c. **C4 Zoning Permitted Uses** – City Administrator Arentsen expressed a flooring store is interested in one of the buildings for sale on Main Street, Southeast. The Code does not specifically state permitted uses, and the potential business owner would like affirmation of validation from the Commission. The Commission agreed the business would be a great addition to downtown Bondurant.

**9. Reports and Comments**

**a. Commission Member Comments**

Commission Member Kromrie – Questioned Huber moving, questioned the possibility of Landus selling their land adjacent to Main Street, Southeast.

Commission Member Hudson - None.

Commission Member Wood – Questioned the mixed-use proposal and parking.

Commission Member Clayton– None.

**b. Commission Chair Comments** – Enthused about the interest in the City’s empty lot, Commission needs to consider parking solutions for downtown when we receive a site plan for the mixed-use building.

**c. City Administrator Comments** – None.

**10. Adjournment**

Moved by Russell, seconded by Hudson, to adjourn the meeting at 7:23 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

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Commission Chair, David Higgins	City Clerk, Shelby Hagan