

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION

October 23, 2014

MINUTES

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared

Present: Commission Chair Dave Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Jennifer Keeler
 Commission Member Jeff Kromrie
 Commission Member Judi Mendenhall

Absent: Commission Member Roy McCleary

City Officials City Administrator Mark Arentsen
Present: Assistant to City Administrator Mary Rork-Watson

3. Perfecting and Approval of the Agenda

Motion made by Commission Member Kromrie, seconded by Commission Member Bailey, to approve the agenda as presented. Roll Call: Ayes: 6. Nays: 0. Motion carried

4. Approval of the Commission Minutes – October 9, 2014

Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to approve the minutes as presented. Roll Call: Ayes: 6. Nays: 0. Motion carried

5. Guests requesting to address the Commission – None

6. Public Hearing for the Purpose of Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapters 175, 176, 177, 178 and 180

RESOLUTION NO. PZ-14-13 – Resolution recommending Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapters 175, 176, 177, 178 and 180

Motion made by Bailey, seconded by Keeler, to close the regular Planning and Zoning Commission meeting at 6:07 p.m., and open the Public Hearing for consideration of Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapters 175, 176, 177, 178 and 180. Roll Call: Ayes: 6. Nays: 0. Motion carried.

Community Comments –

Joel Minion, 3403 Ash Drive, Southwest, asked the Commission about the Parkland Dedication required in Wolf Creek as the development continues to grow. He referenced the Exemptions listed in 180.06 PUBLIC PARKLAND DEDICATION. 3. Exemptions.

The Commission Members said that 4. Change of Use. *In the case of a change of use, redevelopment, or expansion which requires the approval of an amended plat or site plan, the park dedication requirements shall be based on the new lots or new units being proposed* would apply to any development that submitted a site plan or added lots which would include Wolf Creek.

Commission Member Bailey had questions regarding the ordinance about home day care businesses and asked why Family Homes had been deleted from the R-1, R-2, and R-3 zoning districts.

Other Commission Members also had questions regarding this change to Family Homes and agreed the day care language should be updated to reference State of Iowa licensing requirements before further action on the ordinance changes was taken.

Motion made by Bailey, seconded by Kromrie, to recess the Public Hearing at 6:55 p.m. and open the regular Planning and Zoning Commission meeting. Roll Call: Ayes: 6. Nays: 0. Motion carried

7. Reports and Comments

a. Commission Member Comments

Commission Member Kromrie – no comment

Commission Member Clayton – no comment

Commission Member Mendenhall – no comment

Commission Member Bailey – Culvert at 902 2nd Street, NE, is not draining properly. The grade needs corrected.

Commission Member Keeler – BDI Arts & Recreation Subcommittee has the 8 members needed to apply for the Iowa Visioning Program and still has room for more volunteers.

b. Commission Chair Comments

Commission Chair Higgins – no comment

c. City Administrator Comments – won't be attending the November 13 meeting. He expects a site plan to be submitted to the Commission for Arbor Ridge Villas.

12. Adjournment

Motion made by Commission Member Kromrie, seconded by Commission Member Bailey, to adjourn the meeting at 7:08 p.m. Roll Call: Ayes: 6 Nays: 0. Motion carried.

Mary Rork-Watson, Asst. to City Administrator

ATTEST:

Dave Higgins, Commission Chair