

PLANNING AND ZONING COMMISSION
January 08, 2015
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 Brian Clayton
Commission Member Jennifer Keeler
Commission Member Jeff Kromrie
Commission Member Roy McCleary
Commission Member Tamara Russell

Absent: Commission Member Laura Wood
City Officials

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

3. Perfecting and Approval of the Agenda

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

Commission Member Kromrie will abstain from voting on Item 7 of the agenda.

4. Approval of Planning & Zoning Commission Minutes – December 11, 2014

Motion made by Commission Member McCleary, 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 Planning and Zoning Commission – none

6. Motion made by Commission Member Clayton, seconded by Commission Member Keeler, to nominate Commission Member Higgins as Chair and Commission Member McCleary as Vice-Chair for 2015. Roll Call: Ayes: 6. Nays: 0. Motion carried.

7. Jeff Kromrie, Government Fleet & Commercial Sales Manager, MV-1 of Iowa, 6000 University Avenue, Pleasant Hill, Iowa, presented the site development plan for the MV-1 of Iowa, sales and delivery center, 85 Paine Street, Southeast, Suite A, Bondurant. Mr. Kromrie explained that MV-1 of Iowa, a franchise of Deery Brothers Chevrolet, Pleasant Hill, requires a new location for its sales and delivery center so it is planning to open a location in Bondurant.

The MV-1 vehicle is designed for personal and commercial users like school districts. It features a manual ramp for wheel chair accessibility. The site in Bondurant will be used for

sales and delivery. Service and repairs will remain in the service center in Pleasant Hill. All inventory delivery will go to Pleasant Hill so no semis will be transporting the cars to Bondurant.

Two employees will work out of the office in Bondurant. Approximately 20 vehicles will be on display outside and one vehicle will be on display in the showroom along with accessory items for sale. Mr. Kromrie explained that 90 percent of the sales will occur at the buyer's location. The dealership will be open Monday–Friday 8 a.m. to 5 p.m. and by appointment on Saturday. Suite A at 85 Paine Street, Southeast, will be renovated so vehicles can be driven into the showroom. Signage hasn't been designed at present. No additional lighting is planned and security cameras are being considered. Handicapped parking is available presently at the location.

RESOLUTION NO. PZ-15-01 – Resolution recommending the approval of the site development plan for MV-1 of Iowa sales and delivery center, 85 Paine Street, Southeast, Suite A, Bondurant, Iowa

Motion made by Commission Member McCleary, seconded by Commission Member Clayton to approve Resolution No. PZ-15-01. Roll Call: Ayes: 5. Nays: 0. Motion carried.

8. Reports / Comments and appropriate action thereon:

a. Commission Member Comments

- Commission Member Keeler thanked Mr. Kromrie for bringing a good project to Bondurant.
- Commission Member Russell – no comment
- Commission Member McCleary said the siren across from his house malfunctioned. City Administrator Arentsen will report the malfunction.
- Commission Member Kromrie asked if any progress was occurring at the old Union 76 site.
- Commission Member Clayton asked if Generational Guns is presenting a plan. He is curious about the precautions or security they will have to protect their inventory. City Administrator Arentsen will ask the owner about their security plans.

b. Commission Chair Comments – none

c. City Administrator Comments

City Administrator Arentsen handed out calendars from SVPA that includes three buildings from Bondurant.

9. Adjournment

Motion made by Commission Member McCleary, seconded by Commission Member Kromrie, to adjourn the meeting at 7:00 p.m. Roll Call: Ayes: 6. Nays: 0. Motion carried.

Mary Rork-Watson, Asst. to City Administrator

ATTEST:

Dave Higgins, Commission Chair