

**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 March 10, 2011, at 7:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Jennifer Keeler  
                                Commission Member Brian Lohse  
                                Commission Member Roland Mark  
                                Commission Member Roy McCleary  
                                Commission Member Jolyn Meehan  
                                City Administrator Mark J. Arentsen  
                                Finance Director Lori Dunham  
                                City Council Member Mike Adams, Sr.

Absent:                    Commission Member Judi Mendenhall

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on March 09, 2011. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 7:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Keeler, seconded by Commission Member McCleary, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Mark, seconded by Commission Member Lohse, to approve the Planning and Zoning Commission Minutes of February 24, 2011. Roll call: Ayes: 6. Nays: 0. Motion carried.

City Administrator Arentsen led a discussion about the process for proposal selection for the Comprehensive Plan. Proposals were received from Hoisington Kogler Group Inc., Minneapolis, Minnesota; Houseal Lavigne Associates, Chicago, Illinois; Olsson Associates, Lincoln, Nebraska; Snyder & Associates, Ankeny, Iowa; and Urbanscape, Polk City, Iowa. The Commission decided to interview four of the five consultants. Two interviews will be held on Thursday, March 24, and two interviews on Tuesday, March 29, 2011, at 6:00 p.m. Commission Chair Higgins suggested the emphasis on the Comprehensive Plan be on the City's park needs, Commission Member McCleary suggested the emphasis be on infrastructure for development and Commission Member Keeler sees a need to address pockets of neighborhoods that are isolated and connecting them with other neighborhoods.

Motion made by Commission Member McCleary, seconded by Meehan, to interview four planning consultants at 6:00 p.m., on March 24 and March 29, 2011. Two out of town consultants, Hoisington Koepler Group Inc., and Houseal Lavigne Associates, on one day and two local consultants, Snyder & Associates and Urbanscape, on the other. Roll Call: McCleary-Yes, Meehan-Yes, Mark-Yes, Lohse-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Keeler – No Comment.
- Commission Member McCleary – The old plow truck from 902 2nd St., NE, has showed up at Plaza RV-Wooden Nickel area, most important part of upcoming meetings will be the debriefing time.
- Commission Member Meehan – Inquired if there had been any complaints about the Synergy property from the neighbors.
- Commission Member Mark – No Comment.
- Commission Member Lohse – Developers Conference on May 5 for Bondurant Development, Inc.

**The following items were discussed as part of City Administrator Arentsen's comments:**

- We will be seeing activity at the Arbor Ridge, Meadow Brook and Wolf Creek developments during 2011.
- Attended a meeting with Iowa Department of Natural Resources. They are proceeding with the transfer of Lake Petocka to the City. The City will still need to have permission to make any changes to the property after the transfer of ownership. The trail, playground and shelter should all be done by June.

**The following items were discussed as part of Commission Chair Higgins' comments:**

- No Comment.

Motion made by Commission Member McCleary, seconded by Commission Member Lohse, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:52 p.m.

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David Higgins  
Chair

ATTEST:

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Lori Dunham  
Finance Director