

**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 24, 2011, at 6:00 p.m.

Present:                   Commission Vice Chair Roy McCleary  
                                Commission Member Judi Mendenhall  
                                Commission Member Jennifer Keeler  
                                Commission Member Brian Lohse  
                                Commission Member Roland Mark  
                                Commission Member Jolyn Meehan  
                                City Administrator Mark J. Arentsen  
                                Finance Director Lori Dunham

Absent:                    Commission Chair David Higgins

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on March 18, 2011. All proceedings hereafter shown were taken while the convened meeting was open to the public.

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

Motion made by Commission Member Lohse, seconded by Commission Member Meehan, to approve the Planning and Zoning Commission Minutes of March 10, 2011. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Devin Lavigne and Mr. Dan Gardner, representatives from Houseal Lavigne, Mr. Nick Bowden, representative from Community Redesign, and Mr. David Bentz, representative from Bishop Engineering, presented their Comprehensive Plan ideas to the Commission Members. Mr. Lavigne spoke of their willingness to remain on the plan until the client has 100% satisfaction, without adding change orders. They have assisted 100 municipalities in the past six years. Mr. Bowden, responsible for the web based tools, said that they take pride in the community engagement and involvement to develop the plan. His company has been awarded a SMART Planning contract. Mr. Bentz stated that he understands the sewer and storm water issues in the City and has been involved with projects already in town. Mr. Gardner, a real estate market expert with worldwide experience, understands the need to

attract development. The City has made an investment in its public facilities, the trail system being developed is an asset and the housing diversity should not be underestimated. The project approach will include five steps: Community Outreach, Existing Conditions Analysis, Vision, Goals and Objectives, Plans and Policies, and Comprehensive Plan Document.

City Administrator Mark Arentsen and Commission Members interviewed the team about their experience. Mr. Lavigne stated that there would be no bait and switch, the people before them would be the ones working on the plan. He would be responsible for all maps and graphic and has done about 25 comprehensive plans. Mr. Gardner has worked worldwide, has a master's degree in Public Administration and has been a Council Member. Mr. Bentz stated both himself and Chuck Bishop would be working on the project. Mr. Bowden has worked extensively in the Midwest and has had the opportunity to work on both of the coasts also. He has helped develop MindMixer technology. They plan to have 3 public information meetings for information gathering, vision workshop and presenting the plan to the public. The MindMixer technology gives an online meeting throughout the project. They plan on spending 450-500 hours on the plan. Five subjects to address in the plan would be growth and annexation, utilities, housing market for multi-family, parks and recreation and schools. Reinvestment in the community and diversification of the tax base is important. Ideas for connecting isolated neighborhoods included more trails, fill in donut hole pockets and continue to develop parks. Attracting commercial development can be done with incentives and an active community message for development. The most important infrastructure issue for the City is the sewers. With the WRA coming in 2013, that will open approximately 1,000 acres of property in the southwest part of the community for housing and commercial development. The City also needs to slow down the storm water. Commission Member Keeler inquired as to why their timeframe for project completion was only four months while others are longer. They responded by saying that by keeping it in a shorter timeframe it keeps the momentum going, the longer the process extends, the more likely the burnout or loss of attention by the participants.

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

- Commission Member Meehan – Impressed with their senior level experience and their ideas on keeping the momentum of the project moving.
- Commission Member Lohse – Liked their ideas of the trails being a focal point, use of technology to attract involvement from the young people, they have set the bar high for the rest of the presenters.
- Commission Member Mark – They did a real good job and hoping for a good turnout of the general public.
- Commission Member Mendenhall – Liked their use of technology, participation is huge and is interested in how they are going to let people know about it. The group did not mention anything about the environment.

- Commission Member Keeler - Impressed with their presentation, was well thought out. Has been to 5 of the cities that they have done plans for and am impressed with the progress of those cities.

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

- Was impressed with this group.

**The following items were discussed as part of Commission Vice Chair McCleary's comments:**

- Liked the idea that they drew in a local person, we are getting experienced people, important to stay with same format to maintain a level playing field for all presenters.

Motion made by Commission Member Mark, seconded by Commission Member Lohse, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Vice Chair McCleary declared the meeting adjourned at 7:15 p.m.

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Roy McCleary  
Vice Chair

ATTEST:

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Lori Dunham  
Finance Director