

**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 May 12, 2011, at 6:00 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  
                                Commission Member Judi Mendenhall  
                                City Administrator Mark J. Arentsen  
                                Finance Director Lori Dunham

Absent:                   None

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on May 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 6:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Mark, to approve the agenda as presented. Roll call: Ayes: 7. Nays: 0. Motion carried.

Motion made by Commission Member McCleary, seconded by Commission Member Mark, to approve the Planning and Zoning Commission Minutes of March 29, 2011. Roll call: Ayes: 7. Nays: 0. Motion carried.

Mr. Mark Koegler, Project Planner, and Mr. Brad Scheib, Project Manager, representatives from Hoisington Koegler Group Inc., updated the Commission on the Comprehensive Plan and discussed key issues and opportunities. HKGI is a firm of 13 planners and urban designers. During the day, Mr. Koegler and Mr. Scheib met with the Bondurant-Farrar School District. Ms. Peggy Vint was very helpful and Mr. Scheib hoped that the project would have significant input from the school district. Mr. Scheib requested that Commission Members take photos with a positive spin on the community for use in the plan document.

A binder was given to each Commission Member for use while going through the Comprehensive Plan process. The binder included:

1. Key contact information
2. Project overview and SMART planning principles
3. Work program and project schedule – vision process with community, public engagement, draft vision and guiding principles, exploration of future scenarios
4. Meeting agendas and notes
5. Community maps
6. Draft plan
7. Miscellaneous

A discussion was held concerning key issues and opportunities both positive and negative. Positive attributes included rural atmosphere, residents are an individual, not a number, schools and City work together, easy access. Negative attributes include no grocery store or family restaurant, no downtown, sewer and storm water issues. There is a need for housing diversity, life cycle housing, farmer's market or community garden, dog park, community or youth center, improve the walk-ability of the community and find out what can attract business to town. Mr. Scheib inquired if there was an historical society in town or if a survey had been done to find out where residents work.

The 2001 Comprehensive Plan provided five advantages and disadvantages to living in Bondurant. Advantages included small community, good schools, convenient, quiet and safe. Disadvantages included retail, groceries, housing, industry, and infrastructure.

The next step would be to survey residents through the website, facebook, attending group meetings and Summerfest. Inquiry was made as to the community involvement of the Commission Members to assist with presenting the survey.

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

- Commission Member Meehan – No comment.
- Commission Member Lohse – Excited about the Comprehensive Plan process.
- Commission Member Mark – No comment.
- Commission Member Mendenhall – No comment.
- Commission Member Keeler – No comment.
- Commission Member McCleary – No comment.

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

- No comment.

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

- No comment.

The next Planning and Zoning Commission meeting addressing the Comprehensive Plan will be Thursday, June 09, 2011.

Motion made by Commission Member Keeler seconded by Commission Member Lohse, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 8:05 p.m.

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David Higgins  
Chair

ATTEST:

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Lori Dunham  
Finance Director