

**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 December 08, 2011, at 6:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Jennifer Keeler  
                                Commission Member Roy McCleary  
                                Commission Member Jolyn Meehan  
                                Commission Member Judi Mendenhall  
                                City Administrator Mark J. Arentsen  
                                Council Member Amy Bogaards  
                                Finance Director Lori Dunham

Absent:                    Commission Member Brian Lohse  
                                Commission Member Roland Mark

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on December 05, 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 Mendenhall, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Keeler, to approve the Planning and Zoning Commission Minutes of November 10, and November 17, 2011. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mr. Jason Lemmert, Location Manager, Farmers Cooperative Co., 101 Lincoln Street, Northeast, Bondurant, Iowa, presented the Site Plan for the addition of three bulk storage bins. The bins will hold 3,000 bushels each and will be brought in by semi trucks, eliminating the need to buy the seed by pallet and cutting down on semi traffic. Commission Member McCleary commented that the Coop is a good neighbor and he had no questions. Commission Member Mendenhall was pleased that truck traffic would be reduced and they were eliminating the waste of the seed bags brought on the pallet. Motion made by

Commission Member McCleary, seconded by Commission Member Meehan, to approve Resolution No. PZ-11-09, a Resolution approving of the Site Plan for Farmers Cooperative Co., located at 101 Lincoln Street, Northeast, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Meehan-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

Mr. Curt Sullivan, 909 14th Street, Southeast, Bondurant, Iowa, presented the Rezoning Request for 500 Grant Street, South, Bondurant, Iowa, from R-2 One- and Two-Family Residential to R-3 Multi-Family Residential. The request is being made so the existing house may be demolished and a child care center can be built. Motion made by Commission Member McCleary, seconded by Commission Member Meehan, to approve Resolution No. PZ-11-10, a Resolution recommending approval of the Rezoning Request for 500 Grant Street, South, Bondurant, Polk County, Iowa, from R-2 One- and Two-Family Residential to R-3 Multi-Family Residential. Roll Call: McCleary-Yes, Meehan-Yes, Mendenhall-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

Mr. Dean Roghair, Civil Design Advantage, LLC, 3405 Southeast Crossroads Drive, Grimes, Iowa, presented the Plat of Survey for Parcel A of Lot 25, Clarence Oleson Vista Estates Plat 4, Bondurant, Iowa. Parcel A of Lot 25 will be split to allow separation between the single and proposed multi-family housing. The park site will cover the park land dedication requirement for the rest of what is to be developed. The land is currently owned by Polk County Bank. Commission Member McCleary wanted to know if the new Comprehensive Plan for the area that is designated as multi-family shows commercial development instead. He would like to make sure that going forward, the City use this plan and not set it on the shelf. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-11-11, a Resolution approving the Plat of Survey for Clarence Oleson Vista Estates Plat 4, Parcel of A of Lot 25, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Mendenhall-Yes, Meehan-Yes, Keeler-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Meehan – No comment.
- Commission Member Keeler – No comment.
- Commission Member McCleary – The City has spent a lot of time on the Comprehensive Plan, we need to take a look at the plan before we deviate from it.
- Commission Member Mendenhall – Inquired about the Comprehensive Plan Open House.

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

- Thought the turnout for the Comprehensive Plan Open House was wonderful. People took their time and Mr. Scheib was pleased with the input we had. The City will hear from Mr. Scheib at HKI after January 1, 2012.
- Would like to revisit and clarify the R-2 and R-3 code regarding child care centers in January.

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

- There have been 40 new home building permits issued in 2011.
- The City will have their Annual Goal Setting Session on January 9, 2012. The focus will be on capital projects. Planning and Zoning Members are welcome to attend.

Motion made by Commission Member Mendenhall, seconded by Commission Member McCleary, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:35 p.m.

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David Higgins  
Chair

ATTEST:

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Lori Dunham  
Finance Director