

**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 April 26, 2012, at 6:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Michele Bailey  
                                Commission Member Brian Clayton  
                                Commission Member Jennifer Keeler  
                                Commission Member Roy McCleary  
                                Commission Member Judi Mendenhall  
                                Council Member Amy Bogaards  
                                Finance Director Lori Dunham

Absent:                    Commission Member Jolyn Meehan  
                                City Administrator Mark Arentsen

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on April 23, 2012. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:02 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, 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 April 12, 2012. Roll call: Ayes: 5. Nays: 0. Motion carried.

Mr. Jerry Oliver, Civil Engineering Consultants, Inc., 2400 86th Street, Unit 12, Des Moines, Iowa, representing Mid Iowa Plaza, LLC, 160 Adventureland Drive, Northwest, Suite B, Altoona, Iowa, presented a Plat of Survey for the northeast corner of the intersection of Interstate 80 and Grant Street, South, located at 3507 Grant Street, South, Bondurant, Iowa. Mr. Oliver stated that this a former truck stop that is zoned C-2, General Commercial. The Plat of Survey presented reconfigures the parcel into two parcels. The main parcel will have 27 acres remaining which includes approximately seven acres of road right of way and will be available for development. The second parcel is the debris that was moved off of the main parcel. Commission Member Clayton inquired about the depth of the debris and what the intent is in the future? Mr. Oliver stated that the depth is 8' deep and the intent will remain as

it is today. Commission Chair Higgins inquired if they intend to change the zoning in the future? Mr. Oliver stated that there is interest in the property as a C-2 zoning. Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to approve Resolution No. PZ-12-04, a Resolution recommending approval of the Plat of Survey for 3507 Grant Street, South, Bondurant, Polk County, Iowa. Roll Call: Bailey-Yes, Keeler-Yes, Mendenhall-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

Commission Chair Higgins led a discussion concerning the approval of the Comprehensive Plan developed by Hoisington Koegler Group, Inc. Commission Member Keeler inquired about the grammatical errors that were sent by Finance Director Lori Dunham. Commission Member Mendenhall stated that the group did a good job keeping the project moving and on track. Commission Chair Higgins stated that the City needs to make sure it uses this plan as the last plan was not very usable. The Commission expressed thanks to Brad Scheib for all of his work. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to amend Resolution No. PZ-12-05, by accepting the 2012 Comprehensive Plan prepared by Hoisington Koegler Group Inc., provided that grammatical errors sent for correction have been fixed. Roll Call: Mendenhall-Yes, Bailey-Yes, Keeler-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

Roy McCleary arrived at 6:15 p.m.

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

- Commission Member Clayton – Concerned that the Mobil station reopening was going to be strictly liquor sales; if so, law enforcement needs to monitor.
- Commission Member Keeler – No comment.
- Commission Member Bailey – Inquired if anything had been done about the Victory Lane and Diagonal Business Park properties. Some of the trees at Diagonal Business Park are dead and need replacing. Property owners need to mow their right of ways, letters need to be sent.
- Commission Member Mendenhall – No comment.
- Commission Member McCleary – Zoning maps need to coincide with the new Comprehensive Plan.

Council Member Bogaards stated that new gas pumps were installed at the Mobil station.

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

- Mowing concerns are complaint driven; provide addresses for right of way mowing.

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Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:25 p.m.

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Lori Dunham  
Finance Director

ATTEST:

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David Higgins  
Chair