

**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 August 23, 2012, at 6:00 p.m.

Present:                   Commission Chair David Higgins  
                                Commission Member Roy McCleary  
                                Commission Member Brian Clayton  
                                Commission Member Jennifer Keeler  
                                Commission Member Jolyn Meehan  
                                Commission Member Judi Mendenhall  
                                City Administrator Mark Arentsen  
                                Finance Director Lori Dunham

Absent:                    Commission Member Michele Bailey

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on August 20, 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 6:00 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: 6. Nays: 0. Motion carried.

Motion made by Commission Member McCleary, seconded by Commission Member Meehan, to approve the Planning and Zoning Commission Minutes of June 28, 2012. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Vic Piagentini, Associated Engineering, 2917 Martin Luther King Jr., Pkwy, Des Moines, Iowa, representing Efnor Estates, LLC, presented the Preliminary Plat for Efnor Estates Plat 3, located within the corporate city limits of the City of Bondurant, Iowa. Plat 2 lots have sold out and the pond improvements are scheduled for next Monday, August 27, as long as the weather is good. The City Engineer comment letter stated that he is waiting on the drainage calculations for Plat 3. Commission Member McCleary stated that no houses would be built until the pond is finished. Commission Member Keeler inquired about any parkland dedication requirements for this plat? The parkland dedication will be located in the final plat. Commission Member Clayton inquired about a trail to the pond? Mr. Piagentini stated that there would not be a trail to the pond. Access would be allowed from the north on Second Street, Northwest. Mr. Clayton recommended that those not living next to the pond be

informed of such and that their association dollars take care of the pond. City Administrator Arentsen inquired about the timeframe for Plat 3 build out and if the builder would remain the same as Plat 2. Mr. Piagentini thought it would be built out in 2 years and intention was to sell the lots to the same builder in Plat 2. Motion made by Commission Member Mendenhall, seconded by Commission Member McCleary, to amend Resolution No. PZ-12-13, by accepting the Preliminary Plat for Efnor Estates Plat 3, located within the corporate limits of the City of Bondurant, Polk County, Iowa, with the stipulation that the pond improvements be approved by the City Engineer prior to the start of home building in Efnor Estates Plat 2. Roll Call: Mendenhall-Yes, McCleary-Yes, Keeler-Yes, Meehan-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

City Administrator Arentsen led a discussion on the new concession stand at the Bondurant Recreational Sports Complex. The new stand will be larger but in the same location. The building will have colors that match the Men's Club shelter with a blue steel roof and white steel siding with blue steel wainscot along the bottom. Mr. Arentsen reviewed the architectural standards requirement in the City Code and felt that the brick requirement did not apply to this building as it is out of site from traffic. Chair David Higgins inquired as to the grease trap requirements for the cooking. Mr. Arentsen stated that the current concession stand has a holding tank and the new building will use the same tank. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-12-14, a Resolution recommending approval of the Site Plan for the Bondurant Recreational Sports Complex concession stand. Roll Call: McCleary-Yes, Mendenhall-Yes, Keeler-Yes, Meehan-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Clayton – Surprised by the land leveling and elevation with the block wall on the Kading property on Lincoln and Highway 65. It looks like it will pose a water flow issue for the lift station and the first house along 15th Street, Southeast; inquired about the status of the Hubbell project.
- Commission Member Keeler – No comment.
- Commission Member Meehan – Last Planning and Zoning Commission meeting.
- Commission Member Mendenhall – No comment.
- Commission Member McCleary – House next door was put in place; inquired about Gene Gabus.

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

- Thanked Jolyn Meehan for her service.
- Asked other Commission Members to think of anyone who would volunteer for the Commission.

**The following item was discussed as part of City Administrator Arentsen's comments:**

- A detention pond on the north side of the Kading property should help with slowing the water flow.

Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:30 p.m.

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Lori Dunham  
Finance Director

ATTEST:

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David Higgins  
Chair