

**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 14, 2013, 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  
                                City Engineer Bob Veenstra, Jr.  
                                City Administrator Mark Arentsen  
                                Recreation Coordinator Shelby Hagan  
                                Finance Director Lori Dunham

Absent:                    Commission Member Wes Enos  
                                Commission Member Judi Mendenhall

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on March 08, 2013. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:05 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Keeler, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of January 24, 2013. Roll call: Ayes: 5. Nays: 0. Motion carried.

Don Marner, Snyder and Associates, 2727 Southwest Snyder Boulevard, Ankeny, Iowa, presented the Site Plan for a new elementary school for the Bondurant-Farrar Community School District, located west of Garfield Street, Southwest, and south of Sixth Street, Southwest, Bondurant, Iowa. The building will be one story, 59,000 square feet, brick exterior with a few blue metal panels highlighting the administrative area and vestibule. The building will house kindergarten, first and second grades. Anderson Elementary will house third, fourth, and fifth grades. This will allow the middle school capacity for larger class sizes in the future. With the location being just south of Anderson Elementary School, the existing

pavement will be utilized and added on to for more parking and drop off area traffic. The new drive will be one way. There is an existing water main on the south end and the sewer will tie into the WRA sewer line along Mud Creek. Rain water will drain into the drainage area to the west on the south end of the property. A retention pond will also be utilized. There is space to the south to add more parking in the future. City Administrator Arentsen inquired about the number of parking spaces and complying with City Ordinance. There are enough spaces. There will be a playground on the west side. Commission Member Bailey inquired about the traffic flow for buses and automobiles. City Administrator Arentsen inquired about future right of way dedication. The District Board will have to make that decision and at some point the drive will become a public street and widened. The pavement depth will be 6". Commission Member McCleary inquired about the storm water plans and if the storm system will be overland flow. Drainage will be over land to drainage swales. Commission Chair Higgins would like to see 8" water line connected to the 12" main to provide adequate fire protection water pressure. The current plans are for a 6" water line. Mr. Marnier will verify the water pressures of the 6" water line versus the 8" line. The fire hydrants will cover a 200' radius. Commission Member Bailey asked if a fence will be installed between the homes to the east, in front, and the school property. No fence will be installed. City Engineer Veenstra commented that all comments in his February 25, letter have been described and he awaits their formal response. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve Resolution No. PZ-13-02, a Resolution recommending approval of the Site Plan for a new elementary school for the Bondurant-Farrar Community School District, located west of Garfield Street, Southwest, and south of Sixth Street, Southwest, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Bailey-Yes, Keeler-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

Presentations were made by Dave Harrison, Design Alliance in Waukee, Thad Long, S V P A Architects, Inc., in West Des Moines, and David Voss, Slingshot Architecture in Des Moines in regards to the Community Center Project Definition and Site Selection Request for Proposals. A discussion followed. Commission Member Clayton preferred Design Alliance, because of their referendum success and their willingness to keep the City on track with the needs and design of the building. He was hesitant about the verbiage in S V P A's proposal as 'limited scope of services'. Commission Member McCleary preferred S V P A, stating that Thad Long is a person in the community and he has to live here. If he is going to do anything well, he is going to do this well. Commission Member Bailey preferred S V P A, as she is impressed with their firm and feels they are forward thinking. Commission Member Keeler thought that S V P A had a real passion about the project during their presentation. Commission Chair Higgins stated that he is impressed with their previous work and the depot vision. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve Resolution No. PZ-13-03, a Resolution recommending approval of the Proposal from S V P A Architects, Inc., in the amount of \$15,800 for the Community Center Project Definition and Site Selection. Roll Call: McCleary-Yes, Bailey-Yes, Keeler-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Keeler – BDI is progressing on the planning for the Developer Conference; the school is getting a new football stadium; grocery store is being planned; tunnel under Highway 65.
- Commission Member Bailey – Would like to be on Community Center Committee.
- Commission Member Clayton – No comment.
- Commission Member McCleary – Had a resident inquire if the residents have to do snow removal on cul-de-sacs in town.

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

- No comment.

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

- Grocery store site plan will be on the March 28 agenda.

Motion made by Commission Member McCleary, seconded by Commission Member Keeler, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 9:10 p.m.

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Lori Dunham  
Finance Director

ATTEST:

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David Higgins  
Commission Chair