

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 June 13, 2013, at 6:00 p.m.

Present: Commission Chair David Higgins
 Commission Member Michele Bailey
 Commission Member Brian Clayton
 Commission Member Wes Enos
 Commission Member Jennifer Keeler
 Commission Member Judi Mendenhall
 City Administrator Mark Arentsen
 Recreation Coordinator Shelby Hagan
 Parks and Recreation Board Chair Jeff Cook
 Finance Director Lori Dunham

Absent: Commission Member Roy McCleary

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on June 11, 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 Mendenhall, seconded by Commission Member McCleary, 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 May 09, 2013. Roll call: Ayes: 5. Nays: 0. Motion carried.

Commission Member Enos arrived at 6:06 p.m.

Thad Long, S V P A Architects, Inc., 1466 28th Street, West Des Moines, and City Administrator Arentsen led a discussion regarding community center survey changes and distribution of the survey at Summerfest, Biking Bondu, and Farmers Market. It was requested that Planning & Zoning Commission Members assist at these events.

Don Marner, Snyder and Associates, 2727 Southwest Snyder Boulevard, Ankeny, led a discussion on potential sites for the community center. A required site size would need to be

approximately four to five acres for a 16,000-20,000 sq. ft. building with a full build out of 40,000 sq. ft. This would include parking for the facility. The following sites were discussed: 63 acres east of high school, 36 acres south of high school, 70 acres east of previous property, 38 acres north of cemetery, 66 acres north of Lake Petocka, 16 acres at Hawthorne Crossing, and property west of Lucille's. Commission members agreed that the last two choices should be removed from the list of potential sites. The focus should be on the property east of the high school, north of the cemetery and out by Lake Petocka. Recreation Coordinator Hagan recommended that the site be considered in regards to high traffic times for school and work commuting.

Thad Long led a discussion regarding pool costs in recreation facilities. The average cost for pools is approximately \$5,000,000 or \$300 per square foot.

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

- Commission Member Bailey – No comment.
- Commission Member Mendenhall – There is a lot going on in Bondurant and it seems everywhere she goes, someone is talking about Bondurant.
- Commission Member Keeler – No comment.
- Commission Member Clayton – Trailhead looks great.
- Commission Member Enos – Thought the first location discussed was too out of the way for it to be convenient for residents. People will not go somewhere that is an inconvenience.

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:

- Next meeting will be Thursday, June 27, at 6:00 p.m., with a site plan for the high school stadium.

Motion made by Commission Member Enos, 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 7:26 p.m.

Lori Dunham
Finance Director

ATTEST:

David Higgins
Commission Chair