

**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 27, 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 Roy McCleary  
                                Commission Member Judi Mendenhall  
                                Parks and Recreation Board Chair Jeff Cook  
                                Finance Director Lori Dunham  
                                City Engineer Greg Roth, Veenstra & Kimm, Inc.

Absent:                    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 June 25, 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 6:00 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 Mendenhall, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of June 13, 2013. Roll call: Ayes: 6. Nays: 0. Motion carried.

Commission Member Michele Bailey arrived at 6:04 p.m.

Jeff Cook, Parks and Recreation Board Chair, led a discussion on the Parkland Dedication and adding the verbiage to Zoning District R-1, Single Family Residential, R-4, Manufactured Housing Residential and R-5, Planned Unit Development, instead of the Open Space verbiage. There is currently no area in Bondurant zoned R-1. The Parks and Recreation Board found that while they were creating a Master Parks Plan, they considered the ordinance for parkland dedication to be too broad in describing the land requirement to be

set aside for neighborhood parks. The Board would like lots dedicated for parks to be more than just drainage area but usable for park ground. Commission Chair Higgins stated that they would certainly work with the Parks Board in making the necessary changes but would need the City Administrator to verify what the City can mandate for land dedication. Chair Higgins would like the two boards to meet jointly in the near future.

Thad Long, S V P A Architects, Inc., 1466 28th Street, West Des Moines, and David Bentz, Bishop Engineering Company, Inc., 3501 104th Street, Des Moines, representing the Bondurant-Farrar School District, presented a site plan for the Bondurant-Farrar Bluejay stadium located at 1000 Grant Street, North, Bondurant Polk County, Iowa. The stadium will have an 8-lane track and football/soccer field. There will be seating for 1,500 on the home side bleachers and 500 for the visitor side bleachers. The home bleachers will have full storage under them for non-gas powered equipment. There will a combination concession, restroom, admissions, and Bluejay Shop building. Another building will contain storage and the team rooms. The buildings will have blue metal roofs. The artificial turf field will be rotated on the site with an ADA sidewalk and tight fencing. There are currently 354 parking spaces. Grass field parking will be utilized when needed for additional parking. The north entrance will remain clear of parking for ambulance/emergency services. They plan to break ground in the fall. City Engineer Roth did state that there were a few questions on the water/sewer main sizes and erosion control. Mr. Bentz will respond to the engineer requests. Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to approve Resolution No. PZ-13-05, a Resolution recommending approval of the Site Plan for the Bondurant-Farrar Bluejay Stadium, located at 1000 Grant Street, North, Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Bailey-Yes, Mendenhall-Yes, Keeler-Yes, Clayton-Yes, Enos-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Bailey – Heard that Kading units were being rented and moved into without being completed.
- Commission Member Mendenhall – No comment.
- Commission Member Keeler – No comment.
- Commission Member Clayton – Heard that the Tuft land south of the high school being considered for the recreation center site is for sale for over \$25,000/acre and owner is not interested in sectioning part of it.
- Commission Member Enos – No comment.
- Commission Member McCleary – Not available for the next few meetings.

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

- No comment.

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Motion made by Commission Member McCleary, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 7. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:05 p.m.

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Lori Dunham  
Finance Director

ATTEST:

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David Higgins  
Commission Chair