

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 July 25, 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 (telephonically)
 City Administrator Mark Arentsen
 Council Member Amy Bogaards
 Recreation Coordinator Shelby Hagan
 Finance Director Lori Dunham

Absent: 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 July 24, 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 Enos, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Keeler, seconded by Commission Member Clayton, to approve the Planning and Zoning Commission Minutes of June 27, 2013. Roll call: Ayes: 6. Nays: 0. Motion carried.

Vitus Bering, S V P A Architects, Inc., 1466 28th Street, West Des Moines, and City Administrator Arentsen led a discussion regarding community center survey results. The survey results suggest that the community would like the center to be primarily focused on health, wellness and fitness with 115 of 143 participants rating the need as high and top priority. The top five priorities for the indoor space and programs include cardio fitness and exercise machine areas; group exercise, aerobics, and fitness class; gymnasium, indoor walking/jogging track; and free weights and strength training area.

Recreation Coordinator Shelby Hagan arrived at 6:30 p.m.

Mr. Bering also led a discussion on the space priorities for the center. Square footage requirements for an approximately \$5.4 million building (Phase 1) include Administration space of 1,000 sq. ft., Fitness space of 4,000 sq. ft., 1 Program Studio of 1,400 sq. ft., Gymnasium of 8,000 sq. ft., Locker Rooms of 2,400 sq. ft., Community Room/Classroom space of 1,500 sq. ft., Walking/Running Track of 2,500 sq. ft., Support space of 1,000 sq. ft., and Building Systems of 600 sq. ft. The gross square footage, including walls, totals approximately 27,000 sq. ft. The Commission Members and Council Member Bogaards recommended upgrading the number of studios from 1 to 2 or 3 and recommended 2 Family Changing Locker Rooms. They also did not give high priority to having a kitchen, more of a kitchenette. Commission Member Clayton noted that concessions did add to the profitability in some community centers like Perry. These recommended additions may put the total building cost closer to \$6 million. Mr. Bering will update the space recommendations.

Phase 2 construction of the community center could include a pool with a cost estimate of \$5.5 million. Phase 1 land requirements would be 4-6 acres with Phase 2 land requirements of 2 acres for a total of 5-10 acres for total development. Of the potential sites discussed at previous meetings, the landowners east of the high school and north of the cemetery were not interested in selling their land. The landowner north of Lake Petocka may be interested in selling a parcel of land.

The next meeting will be Thursday, August 22, at 6:00 p.m., to discuss funding, operations costs and governance.

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

- Commission Member Keeler – Will not be available August 8.
- Commission Member Bailey – A few properties along the highway corridor looking junky – tires at automotive repair shop, clinic has a couple of campers for sale, house on Garfield on south end of town.
- Commission Member Clayton – Inquired about activity at the empty bank building on the highway.
- Commission Member Enos – No comment.
- Commission Member McCleary – No comment.

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:

- No comment.

Motion made by Commission Member Enos, seconded by Commission Member Keeler, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:30 p.m.

Lori Dunham
Finance Director

ATTEST:

David Higgins
Commission Chair