

**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 22, 2013, at 7:00 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  
                              Council Member Amy Bogaards  
                              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 August 21, 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 7:03 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Keeler, to approve the agenda as presented. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Keeler, seconded by Commission Member Bailey, to approve the Planning and Zoning Commission Minutes of July 25, 2013. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Michael Lee, Civil Design Advantage, 3405 Southeast Crossroads Drive, Suite G, Grimes, Iowa, presented a Plat of Survey for Parcel N for Rick Erickson, 102 Second Street, Northwest, Bondurant, Iowa. Parcel N legal description describes the parcel as a part of the southeast ¼ of the southeast ¼ of Section 25, Township 80 north, range 23 west of the fifth principal meridian, in the City of Bondurant, Polk County, Iowa. This parcel is directly north of 200 Second Street, Northwest. The resident at 202 Second Street, Northwest, is interested in purchasing this piece of land and Mr. Erickson does not have a use for it.

Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve Resolution No. PZ-13-06, a Resolution recommending approval of the Plat of Survey for Parcel N as a part of the southeast ¼ of the southeast ¼ of Section 25, Township 80 north, range 23 west of the fifth principal meridian, in the City of Bondurant, Polk County, Iowa. Roll Call: Mendenhall-Yes, Bailey-Yes, Keeler-Yes, Clayton-Yes, Enos-Yes, Higgins-Yes. Motion carried.

Recreation Coordinator Shelby Hagan arrived at 7:15 p.m.

Thad Long, S V P A Architects, Inc., 1466 28th Street, West Des Moines, led a discussion regarding the recreation center floor plan. The first floor would have a community room directly off the main entrance lobby to allow for users, both members and nonmembers. The community room would be 1,400 sq. ft., about the size of the Council Chambers room. The first floor would also include a 50'x85' gymnasium with four rows of bleachers, small studio, locker rooms, staff space, and storage. The second floor would include a two-lane track, larger studio, and an open area with cardio, strength and free weights segregated. There would be no second floor above the community room. The gross square footage of 29,457 comes at an estimated cost of \$6,090,897, including soft costs of \$200,000 for furniture, fitness equipment, etc. The building is an "L" shaped configuration with potential for future additions of another gymnasium, studios and natatorium. The natatorium would be accessed from the locker rooms. Potential partners for the center development would be the Altoona Campus and the YMCA.

Don Marner, Snyder and Associates, 2727 Southwest Snyder Boulevard, Ankeny, Iowa, led a discussion regarding the site for the recreation center. The center would need around 4-5 acres for the building and parking. If the site chosen is north of Jr. Haines Parkway, there is potential for more baseball and soccer fields.

City Administrator Arentsen stated that the City has a lot going on right now and is unable to afford this facility but it is good to do the planning and look to the future when the City will be able to afford a \$6 million building and that the cost does not include the land. It would be a good idea to have a multi-year Steering Committee that would meet and keep a pulse in this project.

The Open House for the public will be Wednesday, September 18, at 6:00 p.m., where the floor plan and estimated costs will be presented.

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

- Commission Member Keeler – No comment.

- Commission Member Bailey – No comment.
- Commission Member Clayton – No comment.
- Commission Member Enos – Good idea to look ahead for this growing community.
- Commission Member Mendenhall – WRA sewer line is moving along.

**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:**

- Renaud Ridge Plat 2 will be started soon.

Motion made by Commission Member Bailey, 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 8:15 p.m.

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Lori Dunham  
Finance Director

ATTEST:

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David Higgins  
Commission Chair