A meeting of the City of Bondurant Planning and Zoning Commission was held in the Community Room at the Bondurant City Center on November 10, 2011, at 6:00 p.m.

Present:  Commission Chair David Higgins  
Commission Member Jennifer Keeler  
Commission Member Brian Lohse  
Commission Member Roland Mark  
Commission Member Roy McCleary  
Commission Member Jolyn Meehan  
Commission Member Judi Mendenhall  
City Administrator Mark J. Arentsen  
Finance Director Lori Dunham

Absent:  None

Notice of the meeting was posted at the Bondurant City Center, Casey’s General Stores, Legacy Bank and the Bondurant Post Office on November 07, 2011. 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 Mark, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of October 27, 2011. Roll call: Ayes: 6. Nays: 0. Motion carried.

Mr. Brad Scheib, Project Manager, and Mr. Bryan Harjes, Landscape Architect, Hoisington Koegler Group Inc., led a discussion on the Comprehensive Plan. Review of the Vision and Guiding Principles was discussed. The school district provided revised verbiage for Guiding Principles #12. Commission Member Mendenhall requested that Guiding Principles #8 reflect closer to the Iowa Smart Planning Principles. Commission Member McCleary suggested that the numbering reflected the prioritization of the Principles and recommended bullet points to suggest flexibility to the Principles. Mr. Scheib distributed a 7-page document related to policy direction on Growth, Residential Neighborhood Design, Infrastructure, Transportation System Design, Park System Design, Bike/Pedestrian System Design,
Housing, Commercial Development, and Development Reserve or Ag Belt. These policy directions will be included on the presentation board margins being created for the Open House. The key to the Growth policy should be to have planned logical growth. Residential Neighborhood Design should move from a traditional grid pattern to a modified grid and include connectivity and walk ability.

Commission Member Lohse arrived at 6:40 p.m.

Park facilities should be within a half mile of each other and community trails should connect to regional trails. Infrastructure should be maintained and managed to reduce costs including reducing inflow and infiltration. Stormwater should be managed with regional collaboration and promote best practices including rain barrels and rain water gardens. Transportation Systems should be classified according to function. Complete streets accommodate all modes of traffic and include landscaping and design for traffic calming. Neighborhood parks and community parks should be monitored to meet the demands of the community. Special use parks should be considered. Housing should include diversity and affordability. Commercial development should consider the location such as the downtown area includes specialty niche businesses. Businesses along the highway should also serve the local needs. Survey results can be seen online.

Commission Member Mendenhall left the meeting at 7:32 p.m.

A combined Council and Boards meeting will be held on Thursday, November 17, at 7:00 p.m., to discuss the Open House on December 06, 2011. All combined participants should try to invite 10-15 residents to attend the Open House.

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

- Commission Member Meehan – No comment.
- Commission Member Keeler – Received comment from an impressed resident that the community survey she filled out was being read.
- Commission Member Mark – Congratulations to Brian Lohse on his election to City Council.
- Commission Member McCleary – No comment.
- Commission Member Lohse – No comment.

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

- Appreciate participation at the meetings and the work of Hoisington Koegler.
The following items were discussed as part of City Administrator Arentsen’s comments:

- 2012 may be a busy year.

Motion made by Commission Member Mark, seconded by Commission Member McCleary, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 7:45 p.m.

_________________________________________________________________________________
David Higgins
Chair

ATTEST:

_________________________________________________________________________________
Lori Dunham
Finance Director