A meeting of the City of Bondurant Planning and Zoning Commission was held in the Community Room at the Bondurant City Center on February 09, 2012, at 6:00 p.m.

Present:  Commission Chair David Higgins  
Commission Member Michele Bailey  
Commission Member Brian Clayton  
Commission Member Jennifer Keeler  
Commission Member Roy McCleary  
Commission Member Jolyn Meehan  
Commission Member Judi Mendenhall  
City Administrator Mark J. Arentsen  
Council Member Amy Bogaards  
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 February 07, 2012. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Chair Higgins called the meeting to order at 6:01 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: 7. Nays: 0. Motion carried.

Motion made by Commission Member Keeler, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of January 26, 2012. Roll call: Ayes: 7. Nays: 0. Motion carried.

Mr. Steven Niebuhr, Senior Vice President, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa, presented an apartment development that fronts Hubbell Avenue on Paine Street, Southeast. Part of the land for the development is currently zoned C-2, General Commercial, and will be seeking a rezoning of that portion to R-3, Multi-Family Residential, zoning. The development will include eight – three-story buildings for a total of 240 units. Phase One will include four buildings, garages, club house, splash pad, and playground. Phase Two will include four buildings and garages. The number of garages will accommodate 75% of the units. Park land of 1.2 acres will be adjacent to the Paine Heights subdivision. The complex will have one, two and three bedroom apartments with a total
valuation of $20 million. Commission Member Clayton inquired about the water detention on the property. There will be a detention pond along the highway and on the southwest side of the development. Commission Member Meehan inquired as to the availability of Section 8 apartments. There will be none. Commission Member Bailey asked how long of a lease period and if a deposit was required. Mr. Niebuhr stated that they will have one year leases with deposit. This was an informational item and no action was taken.

Mr. Brad Scheib, Project Manager, Hoisington Koegler Group Inc., led a discussion on comments of the Comprehensive Plan first draft. Topics addressed included the Vision Statement regarding storm water and grocery store; Mud Creek or Northwest Quadrant; Ag Belt explanation; Arterials and complete streets; Trail systems and developer responsibility; Infrastructure Goals; Economic Goals—increasing number of jobs in community to households ratio. Mr. Scheib spoke about the two handouts and requested comment back from the Commission Members. In three to four weeks, a revised Plan will be available for the residents to review and make comments. Mr. Scheib noted that the previous Open House was not well attended and it may be more widely received online. An announcement will be drafted for the March newsletter requesting residents to view the Comprehensive Plan online.

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

- Commission Member Meehan – No comment.
- Commission Member Clayton – No comment.
- Commission Member McCleary – A lot of thought and input went into this Comprehensive Plan, hope document gets used.
- Commission Member Bailey – No comment.
- Commission Member Mendenhall – No comment.
- Commission Member Keeler – Attended the BDI meeting.

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

- Thanked Commission Members for their time spent reviewing the Plan.

The following item was discussed as part of City Administrator Arentsen’s comments:

- Borrowing $150,000 for improvements to BRSC, which have already started. New concession stand will be built and scheduling tournaments starting in mid-March.
- Continue to see interest from developers.
- Trail will be done this year heading south from City Hall, down Main Street to the trailhead.
- Paine Heights storm sewer project will start this year.
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 8:10 p.m.

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David Higgins
Chair

ATTEST:

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Lori Dunham
Finance Director