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 May 24, 2012, at 6:00 p.m.

Present: Commission Chair David Higgins
Commission Member Michele Bailey
Commission Member Brian Clayton
Commission Member Judi Mendenhall
City Administrator Mark Arentsen
Finance Director Lori Dunham

Absent: Commission Member Jennifer Keeler
Commission Member Roy McCleary
Commission Member Jolyn Meehan

Notice of the meeting was posted at the Bondurant City Center, Casey’s General Stores, Legacy Bank and the Bondurant Post Office on May 23, 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 6:00 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the agenda as presented. Roll call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve the Planning and Zoning Commission Minutes of May 10, 2012. Roll call: Ayes: 4. Nays: 0. Motion carried.

City Administrator Arentsen led a discussion concerning the proposed Urban Renewal Plan Amendment. This amendment is being proposed for the Hubbell project, declaring slum and blight areas so that TIF financing can be used as a tax rebate back to Hubbell. The rebate would not exceed $3,050,000. Exhibit A lists some additional properties that the City is declaring slum and blight also and the second page list conditions for Hubbell that make the property less than desirable for development. Commission Member Mendenhall inquired about City policy for TIF? City Administrator Arentsen stated that the City follows the law, supporting projects that can be legally included. Ms. Mendenhall thought that this should be looked at so there are no favorable positions. Commission Member Clayton suggested that TIF rebates be used on properties that not only benefit the current developer but also will benefit future projects adjacent to the property. Motion made by Commission Member
Bailey, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-12-07, a Resolution recommending adoption of the proposed Urban Renewal Plan Amendment for the City of Bondurant. Roll Call: Bailey-Yes, Mendenhall-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

City Administrator Arentsen led a discussion concerning the Plat of Surveys for the trailhead area. Two property owners on the south side of the trailhead have agreed to donate a north portion of their property to the City increasing the green space for the trailhead. The City will build a dumpster enclosure for Elson and will put in a sidewalk for Wolvers. Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to approve Resolution No. PZ-12-08, a Resolution recommending approval of the Plat of Survey for the acquisition of 1,189 sq. ft., from Elson Rentals, LC, by the City of Bondurant. Roll Call: Mendenhall-Yes, Bailey-Yes, Clayton-Yes, Higgins-Yes. Motion carried. Motion made by Commission Member Bailey, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-12-09, a Resolution recommending approval of the Plat of Survey for the acquisition of 2,374 sq. ft., from Steven L. Wolvers Properties, Inc., by the City of Bondurant. Roll Call: Bailey-Yes, Mendenhall-Yes, Clayton-Yes, Higgins-Yes. Motion carried.

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

- Commission Member Clayton – No comment.
- Commission Member Bailey – No comment.
- Commission Member Mendenhall – 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:

- Building permits are up, ahead of last year’s number at this time of year.

Motion made by Commission Member Mendenhall, seconded by Commission Member Bailey, to adjourn the meeting. Roll call: Ayes: 4. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:11 p.m.
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Lori Dunham
Finance Director

ATTEST:

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David Higgins
Chair