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 April 10, 2014, at 6:00 p.m.

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

Absent:
Commission Member Jeff Kromrie
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 April 9, 2014. 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 Keeler, to approve the agenda as presented. Roll call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Commission Member Keeler, seconded by Commission Member Mendenhall, to approve the Planning and Zoning Commission Minutes of March 13, 2014. Roll call: Ayes: 5. Nays: 0. Motion carried.

City Administrator Arentsen led a discussion regarding the zoning of the north side of Second Street, Northeast, between Grant Street, North, going east to Pleasant Street, Northeast, which includes the properties of 1002 and 1006 Second Street, Northeast. 1002 and 1006 Second Street, Northeast, are currently for sale and zoned M-2, Medium Industrial, and the Comprehensive Plan shows R-3, Multi-Family Residential, as a suggested zoning. Mr. Arentsen is recommending the zoning for that area to be C-2, General Commercial. Commission Member Bailey commented that the lots for 1002 and 1006 are too small to accommodate R-3 in the future and did not recommend manufacturing in that area. Commission Members were in consensus that General Commercial would be appropriate.
Commission Chair Higgins stated that if the Commission followed the Comp Plan, R-3 would eliminate every business in that section of Second Street. With Second Street being an arterial through town, it fits to have businesses there. The lots are not big enough to have heavy industrial situated there. If the house would burn down at 1002 Second Street, Northeast, the home could not be rebuilt with the current zoning. Commission Member Keeler stated that the property is conveniently located near the bike trail. Mr. Arentsen commented that the City just sold 902 Second Street, Northeast, and changing the zoning to C-2 for that property would prohibit the business there to have outside storage but the properties east of 902 could be rezoned. Council Member Bogaards suggested changing the zoning for 902 Second Street, Northeast, in a couple of years to C-2. Mr. Arentsen suggested that they seek comment from Brad Scheib of Hoisington Koegler Group. Commission Chair Higgins recommended adding landscape contractors to item 21 in the C-2 permitted uses, which would then allow the current business going into 902 Second Street, Northeast, to be a conforming use.

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

- Commission Member Mendenhall – Garbage from builders blowing down 32nd Street.
- Commission Member Bailey – No comment.
- Commission Member Clayton – No comment.
- Commission Member Keeler – No comment.

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

- Thanked members for coming tonight.

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

- Bids were approved for the trail paving east to Chichaqua Trailhead and for the traffic lights at 32nd Street intersection. The trail paving west will be going out for bid.

Motion made by Commission Member Bailey, seconded by Commission Member Keeler, to adjourn the meeting. Roll call: Ayes: 5. Nays: 0. Motion carried. Commission Chair Higgins declared the meeting adjourned at 6:43 p.m.

ATTEST:

Lori Dunham, Finance Director

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David Higgins, Commission Chair