

City of Bondurant

Planning and Zoning
Commission 200 2nd St NE,
PO Box 37
Bondurant, IA 50035



Meeting Minutes

DATE: April 11, 2024

Karen Keeran, Chair

1. Call to Order 6:00 pm

Place Bondurant City Hall (200 2nd St NE, PO Box 37)

2. Roll Call

Members Present: Karen Keeran (Chairperson), Andy Mains (Vice-Chairperson), Kristin Brostrom, Brian Clayton, Ethan Pitt, Jesse Torres, Jason Vore

Members Absent:

City Official & Staff Present: Isaac Pezley, Maggie Murray, Marketa Oliver

3. Perfecting and Approval of the Amended Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the April 11, 2024, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve of the March 14, 2024, meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. RESOLUTION PZ-240411-10 – Considering recommended approval of the Towers Estate Plat of Survey in unincorporated Polk County within two miles of Bondurant's city limits.

Pezley stated a similar plat of survey was submitted a few months back splitting the homestead off from the agricultural portions of this property. This plat of survey is splitting the remaining agricultural land into three separate parcels. Staff's only comment on the plat of survey was to include

a 50' one-half right-of-way along Franklin Street NW/NE 64th Street, which is included.

Keeran asked if the property will remain agricultural. Pezley stated he has received no indication to suggest otherwise.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of the amended Resolution PZ -240411-10.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Mains, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- b. Resolution PZ-240411-11 – Considering recommended approval of the site plan for US Equipment at 1101 23rd Street SW.

Eric Cannon, Snyder & Associates, Inc, presented the site plan to the Commission. Pezley stated staff flagged the second access point onto Franklin Street as it was not previously shown on the submitted site plan. Pezley stated they are still waiting on review by the City Engineer. Pezley stated the proposed asphalt milling pavement has been okayed by the Public Works Director but staff has not received any comments from the City Engineer. Cannon stated they have discussed the second entrance with John Horton, Public Works Director, and have moved it further to the south to keep it away from the intersection. Commission asked if there needs to be criteria placed on the resolution. Pezley stated what is included on the resolution should suffice, and staff will hold the site plan until all issues are addressed.

Motion by Commission Member Mains, seconded by Commission Member Pitt to recommend approval of the amended Resolution PZ -240411-11.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Mains, Commission Member Vore Nays: none. Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – Provided the Commission an update on Senate File 455 which has been approved by the Iowa Senate and House and awaiting signature from the Governor.

Clayton – asked staff if Polk County is doing work on drainage ditches

north of town by the Spies Farm, staff stated they were unsure but would reach out.

Pitt – Pitt attended Council for Rural Iowa Summit where Bondurant was discussed in a positive light several times. Pitt wanted to remind everyone that other communities in Iowa are looking to Bondurant for economic development.

Torres – none.

Vore – none.

Commission Chair – made staff aware of a property with a potential nuisance violation. Keeran encouraged staff to look at residential properties north of Lake Petocka that are currently zoned A-1 Agricultural.

- b. City Administrator – Updated the Commission on funding received for the Grant Street South realignment project and the future interchange project the city is undertaking with Altoona. Keeran asked if the funding will up the timeline for Grant Street, Oliver stated the funding will become available in Fiscal Year 2028.
- c. Community Development Director – made sure all commission members were aware of the IISC closing banquet on April 26. Murray informed the Commission the city is looking for a new Events Coordinator, and let everyone know about the Live Healthy Iowa event on April 13.
- d. City Planner – none.
- e. City County Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Pitt to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 7:28.