

City of Bondurant

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



Meeting Minutes

DATE: December 14, 2023 Karen Keeran, Chair

1. Call to Order 6:00 pm

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

Special Note: Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting.

2. Roll Call

Members Present: Karen Keeran (Chairperson), Brian Clayton, Jason Vore, Jesse Torres, Kristin Brostrom

Members Absent: Andy Mains

City Official Present: Isaac Pezley, Maggie Murray

3. Perfecting and Approval of the Amended Agenda

Motion by Commission Member Vore, seconded by Commission Member Torres to approve of the December 14, 2023 amended meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Brostrom, seconded by Commission Member Torres to approve of the November 9, 2023 meeting minutes. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

a. P&Z Vacancy – Potential New Member Introduction/Interview (Ethan Pitt)

Pitt introduced himself to the Commission and provided background regarding his family and work in the economic development world. Clayton asked Pitt about his thoughts on growth in the community. Pitt stated he is a proponent of smart growth, which is led by two main things, quality of life and focus on children. Pitt

stated any growth that comes needs to ensure that it is not taking away from the quality of life that attracts people to the community.

Clayton asked if Pitt has been put in a conflict of interest and how he would handle this issue. Pitt stated his firm works with utility companies and he works with the parent company of Mi-Fiber. Pitt stated he does not anticipate he would have any conflict of interests but he would abstain if it happened.

Vore asked what Pitt likes about the community and what are some opportunities for the community to capitalize on. Pitt stated the focus on childcare and schools are a huge draw for him. Pitt stated because Bondurant has not grown to the size of other metro communities there are opportunities to ensure Bondurant maintains its small-town feel even as it continues to grow.

6. Action Items

- a. PUBLIC HEARING – Request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District in the Morgan Estates Plat 3 Development Area.

Public Hearing opened at 6:10.

Vic Piagentini, with Associated Engineering Company of Iowa, addressed the Commission. Piagentini stated his clients are requesting to rezone the property from A-1 to R-5 to construct four single-family homes for their family members.

Pezley stated when the subdivision was first brought to the Commission for review the Commission expressed concern about the proposed turnaround and the placement of residential subdivisions in A-1 Agricultural Districts. The turnaround has been addressed with the proposed cul-de-sac, this will be a private drive. Private drives are only allowed in R-3 and R-5 districts, which is why the applicant is requesting to rezone the property to R-5.

Pezley stated staff received one email from an individual in the rezoning area. This individual asked for information regarding the rezoning request but did not specify if they were for or against the rezoning request.

Public Hearing closed at 6:13.

- b. RESOLUTION PZ-231214-39 – Considering recommended approval of the request to rezone the Morgan Estates Plat 3 Preliminary Plat area from the Agricultural (A-1) District to the Planned Unit Development (R-5) District.

The Commission, applicant and staff had additional conversation about whether farm animals will be allowed on these properties. It was determined no livestock has been requested by the applicant so no livestock will be allowed. If the applicants would like to have livestock on these properties they would need to request an amendment to their Planned Unit Development.

Motion by Commission Member Brostrom, seconded by Commission Member Vore to recommend approval of RESOLUTION PZ -231214-39.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains. Vote on Motion 5-0-0. Motion carried.

- c. RESOLUTION NO. PZ-231214-40 – Considering recommended approval of the Morgan Estates Plat 3 Preliminary Plat

Pezley stated now the rezoning has been recommended for approval the Commission can move forward with considering the actual Preliminary Plat.

Motion by Commission Member Brostrom, seconded by Commission Member Vore to recommend approval of RESOLUTION PZ -231214-40.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom, Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains. Vote on Motion 5-0-0. Motion carried.

- d. PUBLIC HEARING – Request to amend the City's Future Land Use Map from an Open Space/Agricultural designation to a Medium Density Residential designation for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan

Public Hearing opened at 6:21

Pezley stated this concept was brought before the Commission last month. The concept included the expansion of townhomes into area designated as Open Space/Agricultural on the Future Land Use Map. Prior to moving forward with considering the amendment to the Harvest Meadows Planned Unit Development Area, the Commission needs to consider amending the Future Land Use Map. The Medium Density Residential designation would allow for townhome development up to 12 units per acre. This specific area was designated as Open Space/Agricultural because of its location in the FEMA Floodplain.

Pezley stated one resident emailed staff for additional information but did not indicate if they were for or against the Future Land Use amendment.

Clayton asked about how raising the floodplain would affect the flow of water both upstream and downstream from this property. Brostrom detailed the LOMR-f process through the Iowa DNR. Brostrom asked if this area is floodplain or floodway, Pezley confirmed this is floodplain. Brostrom asked how this affects the City's Stream buffer ordinance. Pezley stated the stream buffer overlay is not in this area. However, they are not doing any work in the actual stream area just adjacent to it. Pezley stated this would be similar to the work that will happen for the new Casey's development. Staff will hold building permits until they receive the LOMR-f documents

from the developer. Clayton expressed additional concerns about how this potential development would affect properties upstream.

Erin Ollendike, CDA, stated this development is not affecting the ditch or stream buffer area just the property adjacent to it. CDA has been in contact with the DNR to find their base flood elevations. Clayton stated the properties to the west is a wet area and wanted to ensure this work will not negatively affect those neighbors.

Brostrom asked if the streets within the townhome area are private, Ollendike confirmed they are.

Public Hearing closed at 6:30

- e. RESOLUTION NO. PZ-231214-41 – Considering recommended approval of a request to amend the City's Future Land Use Map from Open Space/Agricultural to Medium Density Residential for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan

Motion by Commission Member Clayton, seconded by Commission Member Torres to recommend approval of amended RESOLUTION PZ -231214-41.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains. Vote on Motion 5-0-0. Motion carried.

- f. PUBLIC HEARING – Request for a substantial modification to the 2019-approved Harvest Meadows Planned Unit Development related to Area D.

Public Hearing opened at 6:31.

Ollendike addressed the Commission. Ollendike the new conceptual plan is consistent with what was discussed at last month's meeting. While the number of units have been increased the density remains right at that 12 units per acre. Ollendike stated the driveways have been increased to 30', the number of dead-end streets have been reduced and they have added additional parking for visitors. Ollendike stated there is quite a bit of greenspace as the detention is further southeast.

Keeran stated in a previous Harvest Meadows Plat showed a park and wanted to ensure that was still be constructed with multiple entrances. Pezley stated the PUD being shown is an old version of the PUD but it had the previously approved Area 'D'. Other portions of the Harvest Meadows Planned Unit Development area have been amended and this proposed amendment would not affect those areas.

Public Hearing closed at 6:34

- g. RESOLUTION NO. PZ-231214-42 – Considering recommended approval of a substantial modification request to alter Area D of the Harvest Meadows

Planned Unit Development.

Motion by Commission Member Brostrom, seconded by Commission Member Vore to recommend approval of amended RESOLUTION PZ - 231214-42.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains. Vote on Motion 5-0-0. Motion carried.

- h. RESOLUTION NO. PZ-231214-43 – Considering recommended approval of the Bondurant Industrial Park Plat 2 Preliminary Plat.

Wally Pelds, Pelds Design, addressed the Commission. Pelds stated this is version 2 of the Bondurant Industrial Park Plat 2 Plat. This subdivision will have 19 industrial lots to the north and east of the Bondurant Industrial Park Plat 1 area. The first plat is sold out and the property owners are anxious to move forward with extending infrastructure to this area in the spring.

Keeran asked if a deacceleration lane will be added to Hubbell Avenue. Greg Roth, Veenstra & Kim, stated at this time a deacceleration lane at this intersection is not needed. Roth stated it will likely be added at some point in the future but is not currently needed.

Motion by Commission Member Vore, seconded by Commission Member Brostrom to recommend approval of amended RESOLUTION PZ -231214-43.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains. Vote on Motion 5-0-0. Motion carried.

- i. RESOLUTION NO. PZ-231214-44 – Considering recommended approval of the City of Bondurant's Major Streets Master Plan

Roth presented the Major Streets Master Plan to the Commission.

Brostrom asked why Second Street NE/NW is being labeled as a collector when the map is being shown as a five-lane street. Roth stated it comes out of the Comprehensive Plan, Roth stated it could be reclassified. Roth stated the street classification is determined by anticipated traffic volumes and he recommended amending the Comprehensive Plan to reflect that.

Clayton stated Bondurant is still a agricultural town and wants to make sure intersections are constructed in order for ag-traffic to still safely navigate them. Roth stated many intersections will be constructed so that semi-trailers can navigate intersections, regardless if the street is designated as a truck route or not. If a semi-trailer can make it through an intersection then ag-traffic should also be able to navigate them.

Motion by Commission Member Brostrom, seconded by Commission Member Torres to recommend approval of amended RESOLUTION PZ - 231214-44.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains. Vote on Motion 5-0-0. Motion carried.

- j. Considering recommended approval of Ethan Pitt's appointment to the Planning and Zoning Commission.

Motion by Commission Member Brostrom, seconded by Commission Member Torres to recommend appointment of Ethan Pitt to the Planning and Zoning Commission.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom., Commission Member Torres, Commission Member Vore Nays: none. Abstentions: none. Absent: Commission Member Mains. Vote on Motion 5-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – none.

Clayton – none.

Mains – absent.

Torres – asked staff if a speed study is planned by the Parkside development. Pezley stated he is not sure but will look into it.

Vore –.none.

Commission Chair – Keeran asked staff if code was ever approved not allowing water shut-offs to be placed in sidewalk. Pezley stated he is unsure. Keeran stated City Code currently states the homeowner is responsible for water lines all the way to the main instead of to the water shut-off. Many communities in the Des Moines area have code stating homeowners are only responsible for water lines to the shut-off and the City is responsible from the shut-off to the main. Keeran asked staff to look at this section of code.

- b. City Administrator – Oliver stated the Council settled a settlement with the developers regarding the Pleasant Grove issue. A new mural is being unveiled on the side of the Emergency Services building. Final presentations from the

University of Iowa Engineering students were made before the Council at the last City Council meeting. The law students also made their final presentations to staff. Generally, staff is very pleased with the work being done by the university students.

- c. Community Development Director – none.
- d. City Planner – none.
- e. City County Liaison – Sillanpaa stated he appreciates the work of the Commission and praised the work of the Future Land Use map. Sillanpaa also asked Oliver to provide Council members with information on how to address citizens asking about the Major Streets Master Plan.

7. Adjournment

Motion by Commissioner Clayton, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned.