

**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/88065813969>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 5:15 PM on February 11, 2025, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. January 9, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Resolution regarding Plat of Survey at 8997 NE 72nd Street to create parcels '2025-6' and '2025-13'.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chairperson
 - c. City Staff
 - d. City Council Liaison.
9. Adjournment

City of Bondurant

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



Meeting Minutes

DATE: January 9, 2025

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, Jesse Torres, Jason Vore

Members Absent: Ethan Pitt

City Official & Staff Present: Maggie Murray, Isaac Pezley, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the January 9, 2025, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the December 12, 2024, meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Public Hearing – Considering request to rezone a portion of 1506 Garfield Street SW from the Conservancy (U-1) District to the Limited Industrial (M-1) District.

Public Hearing opened at 6:01.

Pezley stated the rezoning request has been initiated by the City. Historically, the Conservancy District has mirrored the 100-year flood plain district boundaries,

these boundaries have been amended by FEMA and this rezoning request is reflecting that amendment. The property will be partially rezoned to M-1 Limited Industrial except for the area seen in blue on the map (100-year flood plain area). Pezley stated he received one phone call asking for additional information but did not specify if they were for or against the rezoning request.

Brian Gonder, owner of 1605 Garfield St SE, addressed the Commission. Gonder asked if the FEMA floodplain map amendment affected his property. Staff determined it has affected his property and most of his property could be rezoned from Conservancy to Limited Industrial if he desired.

Public Hearing close at 6:10.

- b. Resolution PZ-250109-01 – Resolution Considering request to rezone a portion of 1506 Garfield Street SW from the Conservancy (U-1) District to the Limited Industrial (M-1) District.

Motion by Commission Member Mains, seconded by Commission Member Vore to recommend approval of Resolution PZ - 250109-01.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, , Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Commission Member Pitt. Vote on Motion 6-0-0. Motion carried.

- c. Public Hearing – Considering request to rezone 1920 2nd Street NE from the Agricultural (A-1) District to the Medium Industrial (M-2) District.

Public Hearing opened at 6:10.

Pezley stated this rezoning request is also initiated by the City. This property currently still has the residential structure on it, but the property owner is actively marketing it for industrial development.

Public Hearing close at 6:12.

- d. Resolution PZ-250109-02 – Resolution considering request to rezone 1920 2nd Street NE from the Agricultural (A-1) District to the Medium Industrial (M-2) District.

Murray provided a summary of the proposed site plan. Pitt asked for clarification on the use of the buildings, Dillon Temple, applicant, confirmed they will be flex industrial buildings. Mains asked for clarification on the gravel noted on the site plan, Korey Marsh, Snyder & Associates, stated there will not be any gravel on site, all surfaces will be paved.

Motion by Commission Member Mains, seconded by Commission Member Vore to recommend approval of Resolution PZ -250109-02.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Commission Member Pitt. Vote on Motion 6-0-0. Motion carried.

- e. Resolution PZ-250109-03 – Resolution considering recommended approval of the site plan for BonduBikes at 13 Main Street SE.

Pezley stated this site plan is for an addition to the front of the existing building. The project would also update the front façade but not the side elevations. Pezley stated the side elevations would be updated sometime in the future, the front elevation would wrap around approximately 2' onto the side elevations. The applicants have also applied for an IEDA grant for this project.

Josh Larue addressed the Commission. Larue stated the new addition would implement all of the materials shown on the architectural design elevations. The side and rear elevations would be addressed in later phases. The Commission had discussions about the side architectural design elevations and remaining consistent with what they have required for other developments.

Clayton asked what the rest of the building will be used as. Larue stated the majority of the building will be used for the bike shop. The rear of the building will be used for a small restaurant type use and the upstairs residential rental apartment will be repurposed. The residential portion of the property will go away.

Commission continued conversations regarding the side elevations and when they will be upgraded. The Commission emphasized the need to be consistent and to ensure the upgrades are completed.

Motion by Commission Member Clayton, seconded by Commission Member Torres to recommend approval of Resolution PZ -250109-03.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Commission Member Pitt. Vote on Motion 6-0-0. Motion carried.

- f. Election of Officers

Motion by Commission Member Clayton, seconded by Commission Member Torres to recommend appoint Keeran as Chairperson and Mains as Vice-Chairperson.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none.

Absent: Commission Member Pitt. Vote on Motion 6-0-0. Motion carried.

g. 2024 Planning & Zoning Commission Annual Report

Pezley gave the Commission an overview of the 2024 year. Pezley noted 2024 had the highest overall attendance of Commission members going back at least the last ten years.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – none.

Clayton – none.

Mains – none.

Pitt – absent.

Torres – none.

Vore – none.

Commission Chair –

b. Community Development Director – Murray reminded the Commission the city will be hosing Iowa State Extension for an Intro to Planning and Zoning on February 11, 2025, which is a Tuesday night.

c. City Planner – none.

d. City Administrator – absent.

e. City County Liaison – Asked staff to look into a potential line-of-sight conflict at City Park. The new wall may be an issue for northbound traffic on Lincoln Street SE.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 6:50.



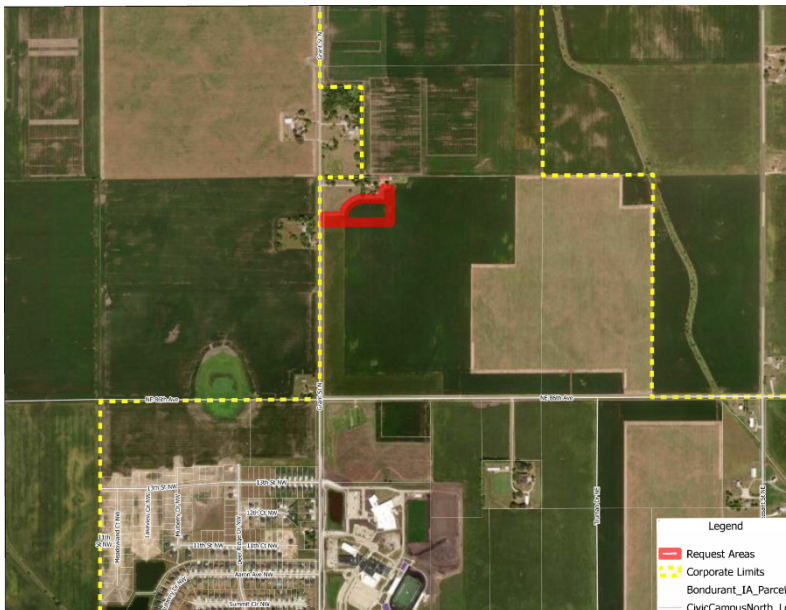
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 2/11/2025
Resolution

TITLE: Resolution regarding Plat of Survey at 8997 NE 72nd Street to create parcels '2025-6' and '2025-13'.

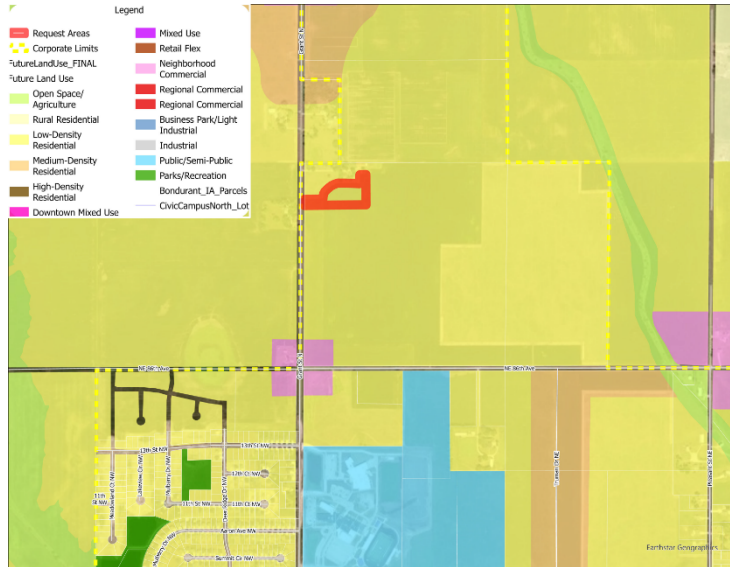
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located at 8997 NE 72nd Street. The subject property is located north of the intersection of Grant Street N and NE 86th Avenue and south of the intersection of NE 72nd Street and NE 94th Avenue. The subject property is currently used for agricultural and residential purposes. The Plat of Survey is proposing to split a portion of the property to create an additional residential lot. The area in red shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Neighborhood Commercial, Medium-Density Residential and Low-Density Residential. The map below shows the property outlined in red on the Future Land Use

Map.



The City has stated no additional residential driveways should be located on Grant Street North. The Plat of Survey shows an access easement the proposed Parcel '2025-6' will use to access Grant Street North.

FUNDING SOURCE:

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTION NO. PZ-250211-04.
2. Recommended approval of RESOLUTION NO. PZ-250211-04, subject to certain Subdivision Code clarification items being addressed.
3. Recommended denial of RESOLUTION NO. PZ-250211-04.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Plat of Survey
2. RES. PZ-250211-04

PLAT OF SURVEY

2025-13 DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 80 NORTH,
RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A
PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AND
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE SOUTH 0°02'55" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 423.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°41'56" EAST, 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT STREET N; THENCE SOUTH 0°02'55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 40.01 FEET; THENCE SOUTH 88°41'56" WEST, 49.50 FEET TO SAID WEST LINE; THENCE NORTH 0°02'55" EAST ALONG SAID WEST LINE, 40.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES (1,980 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

2025-6 DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 80 NORTH,
RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A
PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AND
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE SOUTH 0°02'55" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 423.53 FEET; THENCE NORTH 88°41'56" EAST, 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT STREET N AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°41'56" EAST, 239.47 FEET; THENCE NORTH 23°59'32" EAST, 50.00 FEET; THENCE NORTH 40°49'41" EAST, 50.00 FEET; THENCE NORTH 49°45'45" EAST, 50.00 FEET; THENCE NORTH 59°41'33" EAST, 50.00 FEET; THENCE NORTH 70°01'35" EAST, 50.00 FEET; THENCE NORTH 85°09'41" EAST, 50.00 FEET; THENCE SOUTH 88°15'32" EAST, 235.04 FEET; THENCE NORTH 0°02'55" EAST, 113.74 FEET; THENCE SOUTH 89°57'05" EAST, 100.15 FEET; THENCE SOUTH 0°02'55" WEST, 309.59 FEET; THENCE NORTH 89°57'05" WEST, 576.56 FEET; THENCE SOUTH 88°41'56" WEST, 229.02 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 0°02'55" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 40.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.84 ACRES (123,662 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

1-08-2025

OWNER

CHARLES E. ELSON FARM REVOCABLE TRUST
7 GRAY BIRCH TRAIL
MADISON, WI 53717

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-80-22 WAS ASSUMED TO BEAR SOUTH 0°02'55" WEST.

LEGEND

<u>SURVEY</u>	<u>FOUND</u>	<u>SET</u>
SECTION CORNER	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18643 (UNLESS OTHERWISE NOTED)	●	○
ROW Marker	■	□
ROW Rail	⚡	⚡
PLATTED DISTANCE	P	
MEASURED BEARING AND DISTANCE	M	
RECORDED AS	R	
DEED DISTANCE	D	
CALCULATED DISTANCE	C	
YELLOW PLASTIC CAP	YPC	
CALCULATED POINT	+	
CENTERLINE	-----	
SECTION LINE	-----	
1/4 SECTION LINE	-----	
EXISTING FIELD FENCE	----- X -----	
EASEMENT LINE	-----	

NOTE

IN SITUATIONS WHERE THE PLAT OF SURVEY SHOWS SETTING A 1/2" REBAR, YELLOW PLASTIC CAP #18643 AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT "X" WILL BE SET IN CONCRETE OR A "MAG" NAIL WILL BE SET IN ASPHALT.

 SNYDER & ASSOCIATES		Project No: 124.1447	
Sheet 1 of 3		Sheet 1 of 3	

Pt SOUTHWEST 1/4 SECTION 19-80-22

PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

BONDURANT, IOWA

12/8/25 JDP

DATE BY

12/8/25 JDP

REVISION

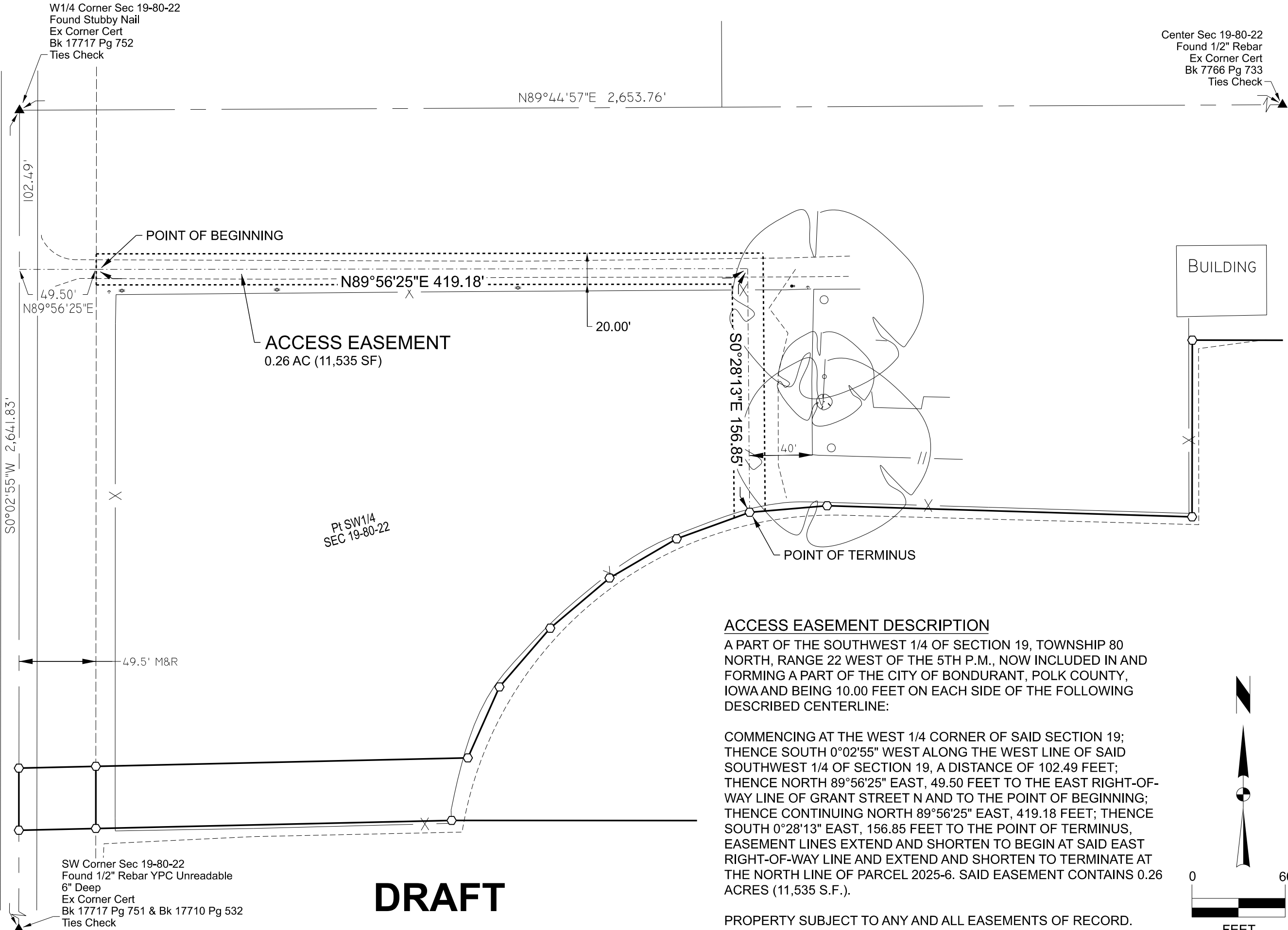
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GRANT STREET N
(NE 72ND STREET)

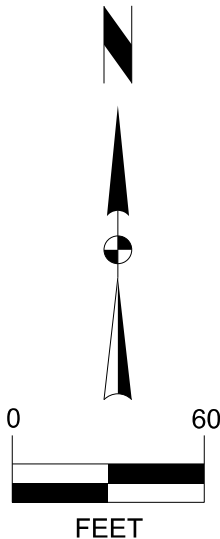


ACCESS EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AND BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE SOUTH 0°02'55" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 19, A DISTANCE OF 102.49 FEET; THENCE NORTH 89°56'25" EAST, 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT STREET N AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°56'25" EAST, 419.18 FEET; THENCE SOUTH 0°28'13" EAST, 156.85 FEET TO THE POINT OF TERMINUS, EASEMENT LINES EXTEND AND SHORTEN TO BEGIN AT SAID EAST RIGHT-OF-WAY LINE AND EXTEND AND SHORTEN TO TERMINATE AT THE NORTH LINE OF PARCEL 2025-6. SAID EASEMENT CONTAINS 0.26 ACRES (11,535 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



Pt SOUTHWEST 1/4 SECTION 19-80-22		BONDURANT, IOWA		Project No: 124.1447	
PLAT OF SURVEY		Sheet 3 of 3		Sheet 3 of 3	
SNYDER & ASSOCIATES, INC.		2727 SW SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 WWW.SNYDER-ASSOCIATES.COM		Sheet 3 of 3	
1.		REVISED PER CITY COMMENTS		JDP	
MARK		REVISION		DATE	
Engineer:		Checked By: TLC		Scale: 1" = 50'	
Technician: JDP		Date: 1-15-2025		Field Bk: 1300C Pg: 17	

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250211-04

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF
SURVEY OF 8997 NE 72ND STREET TO CREATE PARCELS '2025-6' AND '2025-13'.

WHEREAS, Terry Coady with Snyder & Associates, INC. has submitted a plat of survey on the behalf of Jared Burton to create Parcels '2025-6 and '2025-13' located at 8997 NE 72nd Street in Bondurant and further described as follows:

PARCEL 2025-6

A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 19; THENCE SOUTH 0°02'55" WEST ALONG THE WEST LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 19, A DISTANCE OF 423.53 FEET; THENCE NORTH 88°41'56" EAST, 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT STREET N AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°41'56" EAST, 239.47 FEET; THENCE NORTH 23°59'32" EAST, 50.00 FEET; THENCE NORTH 40°49'41" EAST, 50.00 FEET; THENCE NORTH 49°45'45" EAST, 50.00 FEET; THENCE NORTH 59°41'33" EAST, 50.00 FEET; THENCE NORTH 70°01'35" EAST, 50.00 FEET; THENCE NORTH 85°09'41" EAST, 50.00 FEET; THENCE SOUTH 88°15'32" EAST, 235.04 FEET; THENCE NORTH 0°02'55" EAST, 113.74 FEET; THENCE SOUTH 89°57'05" EAST, 100.15 FEET; THENCE SOUTH 0°02'55" WEST, 309.59 FEET; THENCE NORTH 89°57'05" WEST, 576.56 FEET; THENCE SOUTH 88°41'56" WEST, 229.02 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 0°02'55" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 40.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.84 ACRES (123,662 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2025-13

A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 19; THENCE SOUTH 0°02'55" WEST ALONG THE WEST LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 19, A DISTANCE OF 423.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°41'56" EAST, 49.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT STREET N; THENCE SOUTH 0°02'55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 40.01 FEET; THENCE SOUTH 88°41'56" WEST, 49.50 FEET TO SAID WEST LINE; THENCE NORTH 0°02'55" EAST ALONG SAID WEST LINE, 40.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES (1,980 S.F.).

PROPERTY SUBJECT OT ANY AND ALL EASEMENTS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plat of Survey:

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on February 11, 2025; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair