

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 hosting 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.