

City of Bondurant

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



Meeting Minutes

DATE: July 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), , Kristin Brostrom, Brian Clayton, Ethan Pitt, Jesse Torres, Jason Vore

Members Absent: Andy Mains (Vice-Chairperson)

City Official & Staff Present: Isaac Pezley, Maggie Murray

3. Perfecting and Approval of the Agenda

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve of the July 11, 2024, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Clayton, seconded by Commission Member Torres to approve of the June 13, 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 recommended approval of a rezoning request from A-1 Agricultural District to Medium Density Residential (R-2) District and Transitional Commercial (C-1) District on Parcels 231/00021-632-000 and 231/00072-330-000.

Public hearing opened at 6:02.

Pezley provided the Commission an overview of the rezoning request. The applicant is the realtor representing the Ethel Sankey Trust. The request is

rezone the remaining A-1 Agricultural zoned land to R-2 Medium Density Residential and C-1 Transitional Commercial in accordance with Bondurant's Future Land Use Map.

Mark Dornbusch, 116 13th St NW, addressed the Commission. Dornbusch stated he is against the rezoning request and has concerns with the additional traffic any development of this property will bring. Dornbusch stated he does not want apartment buildings and Amazon style warehouses to be constructed in his backyard. Staff stated R-2 and C-1 Districts do not allow for this type of development. The existing Sankey Summit Preliminary Plat shows additional single-family residential in this area with low-density commercial near the intersection of Grant Street North and NE 86th Avenue.

Doug Covert, 112 13th Street NW, addressed the Commission. Covert expressed concern with additional traffic that development would add to the area. Covert also has concerns with multi-family residential but single-family residential would be preferable if the land were to be developed. Covert asked what types of commercial would be allowed in C-1, staff pulled up the Zoning Code to show allowable uses. Covert asked if there would be any screening or buffering requirements for any C-1 development. Staff stated there were and provided the code section requiring buffers and screening between C-1 and residential districts.

Susan Metz, 205 13th Street NW, addressed the Commission. Metz stated Grant Street North is already a busy street and adding more housing and commercial will make it busier. Metz stated people already blow through the pedestrian crosswalk at the intersection of 13th Street NW and Grant Street North. Metz stated if NE 86th Avenue is continued to the west, the City should consider installing a traffic signal to help slow down traffic. Pezley pulled up the City's Streets Master Plan showing a future lighted intersection in this area.

The Commission discussed the possibility of rezoning the entire area as residential instead of commercial. Staff stated this would require a Future Land Use Map amendment and would potentially affect the other properties shown as neighborhood commercial in this area.

Clayton stated he understands the neighbors concerns about additional growth in this area but a preliminary plat showing additional single-family development has been approved for quite some time. Clayton added this is smart growth and any residential growth would mimic the existing Sankey Summit residential subdivisions.

Public hearing closed at 6:38.

- b. Resolution PZ-240711-20 – Considering recommended approval of a rezoning request from A-1 Agricultural District to Medium Density Residential (R-2) District and Transitional Commercial (C-1) District on Parcels 231/00021-632-000 and 231/00072-330-000.

Motion by Commission Member Clayton, seconded by Commission Member Torres to recommend approval of Resolution PZ -240711-20.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Brostrom, Commission Member Torres, Commission Member Vore Nays: Commission Member Pitt. Abstentions: none. Absent: Commission Member Mains Vote on Motion 5-1-0. Motion carried.

- c. Resolution PZ-240711-21 – Considering recommended approval of the site plan at 2502 Robinson Avenue NE.

Ed Pelds, Pelds Design Service, provided the Commission with an overview of the submitted site plan. Commission asked if there was any outdoor storage components of the site plan, staff stated no. The applicant has indicated all activities will take place inside, other than loading and truck queuing.

Motion by Commission Member Pitt, seconded by Commission Member Vore to recommend approval of Resolution PZ -240711-21.

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

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – none.

Clayton – provided the Commission additional background of the Sankey Summit area.

Mains – absent.

Pitt –welcomed a new baby into the family and did not show the Commission any pictures.

Torres – none.

Vore – none.

Commission Chair – stated there is a for sale sign in the Prairie Point View park and asked staff if something had changed in this area. Staff stated they were not aware of anything but would look into it. Asked staff to look into placing a flashing pedestrian crossing sign where the walking trail crosses 2nd Street NW near Fireside Drive NW. Staff stated they would speak with Public Works.

- b. Community Development Director – none.
- c. City Planner – none.
- d. City Administrator – absent.
- e. City County Liaison – absent.

7. Adjournment

Motion by Commissioner Vore, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned.