

City of Bondurant

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



Meeting Minutes

DATE: June 12, 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), Ethan Pitt, Brian Clayton, Jesse Torres, Jason Vore

Members Absent: Kristin Brostrom

City Official & Staff Present: Maggie Murray, Isaac Pezley, Doug Elrod

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the June 12, 2025, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve of the May 8, 2025, 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 Parcel 792301.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District.

Public hearing opened at 6:01 p.m.

Pezley stated the City is initiating this rezoning request. The property is currently going through the Certified Sties process and the City wanted to clear any zoning

discrepancies. This property was zoned U-1 as it was previously located within a FEMA Floodplain. FEMA has since updated their firm maps and the area is no longer within that floodplain area.

Commission asked what the City's Conservancy Zone is. Pezley stated it has historically mirrored FEMA's floodplain district. Conservancy district does not allow much development opportunities. Pezley stated the City has been cleaning up a lot of Conservancy zoning down in this area of the last couple of years.

Public hearing closed at 6:04 p.m.

- b. Resolution PZ-250612-19 – Considering request to rezoned Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District

Motion by Commission Member Torres, seconded by Commission Member Pitt to approve Resolution PZ - 250612-19.

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

- c. Resolution PZ-250612-21 – Considering amended Site Plan for the Bondurant-Farrar Community School District's Baseball, Softball and Tennis development.

Jared Dobesh addresses the Commission. Dobesh stated due to budget constraints, the School District has amended their previously approved site plan. The parking lot on the north side of the development has been reduced and now includes a bus lane. The city expressed concern about emergency management access, Dobesh has submitted paperwork addressing their concerns. Pezley concerned Fire Chief Kreuder has reviewed and has deemed the plan acceptable.

Murray asked Dobesh to speak to pedestrian access from the south. Dobesh explained the proposed fencing. Murray asked for confirmation that the intent of this fencing is to control parking for events, Dobesh stated that is correct. Mains asked if the tennis courts are located within that fenced area, Dobesh stated no because the tennis courts will be open to the public.

Torres asked if bike racks are being provided, Dobesh stated no but they can provide some. Murray stated with the new code bike racks are likely required, Pezley confirmed they would be required to have two bicycle racks.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250612-21.

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

- d. Resolution PZ-250612-22 – Considering fireworks permit application for Iowa Fireworks.

Jeremiah Terhark addressed the Commission. Terhark stated this is the seventh or eighth year at this location, and they are not proposing any changes from previous years. Terhark provide the Commission a quick overview of the site plan.

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve Resolution PZ - 250612-22.

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

7. Discussion Items –

- a. Zoning Code Update – Residential Districts

Chris Shires with Confluence addressed the Commission. Murray stated staff wanted a more targeted discussion regarding residential development standards. Staff has had conversations with residential developers regarding bulk regulation standards, Murray provided the Commission with an overview of the City's current regulations.

Shires stated he can provide the city with a toolbox for townhomes and the inclusion of postage stamp townhome developments would encourage owner-occupied townhomes which are very popular right now. Shires stated he would recommend getting rid of square footage requirements and instead look at density requirements and tier the density with the districts. Shires gave an overview of what that tier system could look like.

Commission and Shires had discussion about townhomes and different types. Keeran stated we need to be strict on driveway lengths. Shires stated these types of requirements would be backed into the bulk regulation standards. Farver stated in Ankeny one of the ways they addressed parking issues was by installing an alley in the rear of the townhomes with access to the garage. Clayton expressed concern about this especially for deliveries and people visiting a property. Shires stated City are requiring addresses posted on the rear of the

building as well. Clayton asked about how emergency services handle this, Shires stated he would need to investigate that.

Shires and the Commission had a conversation about ADUs and what the city can and cannot require and stay in compliance with State Code. Murray asked the Commission if they want staff to encourage ADUs or not. Murray stated there is a way to write the code to make it difficult to have ADUs in the community. Keeran stated she is for ADUs especially as Bondurant and the metro becomes more and more expensive to live in. Commission had a conversation about converting existing attached garages into ADUs. Commission had conversation about how you would address the ADU for mail and emergency service purposes.

The Commission had a conversation about lot width requirements for residential properties. Jason Townsend with Paramount Land addressed the Commission on this topic. Townsend stated they are trying to bring in developments that will create jobs in the community. At the same time, they are trying to create housing for these types of job users, and the current lot size requirements are pushing house prices up to a point where these job users are being priced out. Clayton asked what the price point is, Townsend said they are trying to be under \$350,000 and get as close to \$250,000 as possible, which is very difficult at the moment. Clayton stated he struggles with smaller lots, and asked for visuals for housing developments on smaller lots so the Commission can react to it.

Staff and the commission talked about potential benefits of allowing PUDs in the community. Murray for clarification on R-1 lot widths and whether it should stay at 70', Commission confirmed. Commission had additional conversation about residential design requirements.

Staff and Commission had conversations about basement requirements. Commission agreed to keep basements in single-family and duplexes. Clayton stated he wants to keep basements in townhomes, Keeran disagreed. Clayton stated its all about price point, and basements need to be the standard. Shires presented some language the Commission should considered for basements for townhomes.

Doug Elrod addressed the Commission. Elrod stated the Commission is living in the weeds and that where Council needs them, and he thanked the Commission for their work. Elrod stated they want developers to be profitable, and bring new residential developments but we also need to stay true to who Bondurant is. The city needs to provide housing types to all ranges of buyers. Elrod expressed his intent to meet with the Home Builders Association to discuss their concerns. Keeran stated Bondurant currently does not have starting or ending homes or the high-end homes, just a lot of middle housing.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – absent.

Clayton – Asked commission members if he needs to recuse himself for future discussion with the development of the Newby farm ground. Commission discussed and decided probably not, but ultimately up to him.

Mains – Grant and Hubbell northbound left turn lane needs to be looked at.

Pitt – Shoutout to the City EMS, daughter had an allergic reaction and they had a great response time. They also stopped the next day to check on her.

Torres – none.

Vore – none.

Commission Chair – none.

b. Community Development Director – The City is having a ribbon cutting next Monday for Parkside to BRSC trail. City will have a ceremony for the Ross certified site on June 19.

c. City Planner – none.

d. City Administrator – absent.

e. City County Liaison – absent. Elrod provided a brief overview of the Central Iowa Water Works nitrate issue. Stated currently on track to have on our water system by 2027. Stated the water tower has a couple of electrical components that still need to be installed before that project is complete. Filling the water tower will be a slow over time process.

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 7:38.