

City of Bondurant

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



Meeting Minutes

DATE: July 10, 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, Ethan Pitt, Brian Clayton, Jesse Torres, Jason Vore

Members Absent:

City Official & Staff Present: Isaac Pezley,

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the July 10, 2025, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the June 12, 2025, meeting minutes. Vote on Motion 7-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

- a. Resolution PZ-250612-20 – Considering Site Plan for The Station at 101 Grant Street North.

Nate Wietl, with Bolten & Menk, provided the Commission and overview of the submitted site plan. The site plan shows the proposed plans to repurpose the current emergency services building as a parks and recreation building and community event space.

Commission asked about bike racks. Wietl stated there is currently a bike rack on the north side of the Depot that will be moved. New bike racks will be placed north of the depot.

Mains asked about why there are not sidewalks being proposed along Grant Street or Main Street. Wietl stated there is a crosswalk across Grant Street to provide for pedestrian access coming from the west. Sidewalks along Main Street will be addressed in a future Main Street upgrade project. Commission had additional conversation about providing sidewalks along Grant Street. Commission agreed taking out the proposed crossing and funneling pedestrian traffic to the existing trail would be safer. Clayton stated he thinks the City needs to provide better signage in this area to make it safer for pedestrian traffic.

Motion by Commission Member Mains, seconded by Commission Member Torres to approve Resolution PZ - 250612-20.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- b. Resolution PZ-250710-23 – Considering vacation of a portion of the Lincoln Street NE right-of-way located within the Grain District.

Pezley stated as part of the Grain District Redevelopment, Lincoln Street NE is being redesigned to line up with the existing Lincoln Street right-of-way north of 2nd Street NE. For this reason, the City is proposing to vacate the existing portion of Lincoln Street NE located within the Grain District PUD area. Keeran asked if anything needed to be rezoned, Pezley stated no, the entire area is already zoned as PUD.

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve Resolution PZ - 250710-23.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- c. Resolution PZ-250710-24 – Considering Plat of Survey to create Parcel '2025-90' located in the McCleary Meadows Industrial Park.

Pezley stated the Plat of Survey is adding additional land to 906 Prairie Drive SW. The new parcel will be lot-tied to 906 Prairie Drive SW as it will not meet frontage requirements.

Motion by Commission Member Mains, seconded by Commission Member Vore to approve Resolution PZ - 250710-24.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

- d. Resolution PZ-250710-25 – Considering Site Plan for Bondurant Storage Phase II Site Plan.

Bart Turk, with CEC, provide the Commission with an overview of the submitted site plan. Clayton asked why some of the units were angled, Turk stated it allows for an additional man-door to access the units and it assists with the backing up of trucks.

Pezley stated staff does not have very many comments. Architectural design will be very similar to the current buildings being built. Pezley stated staff is waiting for Engineering to give their blessing on the stormwater, but the stormwater plan was approved for Phase I which was suppose to factor in all phases for this site.

Motion by Commission Member Mains, seconded by Commission Member Torres to approve Resolution PZ - 250710-25.

Roll Call – Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom, Commission Member Pitt, Commission Member Torres, Commission Member Vore Nays: none Abstentions: none. Absent: Vote on Motion 7-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Brostrom – none.

Clayton – Had conversation with Mayor Elrod about density requirements and lot width requirements for subdivisions and providing for some flexibility built into the new zoning code. Clayton wanted the Commission to have a conversation about this, and if flexibility were allowed, what percentage of lots would be allowed to be under a set lot width requirement. Staff and Commission had a brief conversation and decided to bring this back for discussion at their August meeting.

Mains – Asked about sidewalk along 2nd Street NW at either Shiloh Rose or Landon Drive. Pezley said he would look into it.

Pitt – none.

Torres – none.

Vore – none.

Commission Chair – none.

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

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned.