

**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/83484447333>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
DECEMBER 1, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 5:15 PM on December 1, 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
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. Public Hearing - Consideration of request to modify the Future Land Use Map for GeoParcels 7922.05.400.005, 7922.05.400.004, 7922.04.300.003, 7922.04.300.002, and 7922.04.300.001 from Business Park/Light Industrial to Industrial.
 - b. Resolution - PZ-251201-34 - Consideration of request to modify the Future Land Use Map for GeoParcels 7922.05.400.005, 7922.05.400.004, 7922.04.300.003, 7922.04.300.002, and 7922.04.300.001 from Business Park/Light Industrial to Industrial.
 - c. Public Hearing - Consideration of the request for rezoning from the Limited Industrial (M-1) District to the Medium Industrial (M-2) District for the Timmins Industrial Park.
 - d. Resolution - PZ-251201-35 - Consideration of the request for rezoning from the Limited Industrial (M-1) District to the Medium Industrial (M-2) District for the Timmins Industrial Park.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
9. Adjournment



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

Item No. 6.a.
For Meeting of 12/1/2025
Public Hearing

TITLE: Public Hearing - Consideration of request to modify the Future Land Use Map for GeoParcels 7922.05.400.005, 7922.05.400.004, 7922.04.300.003, 7922.04.300.002, and 7922.04.300.001 from Business Park/Light Industrial to Industrial.

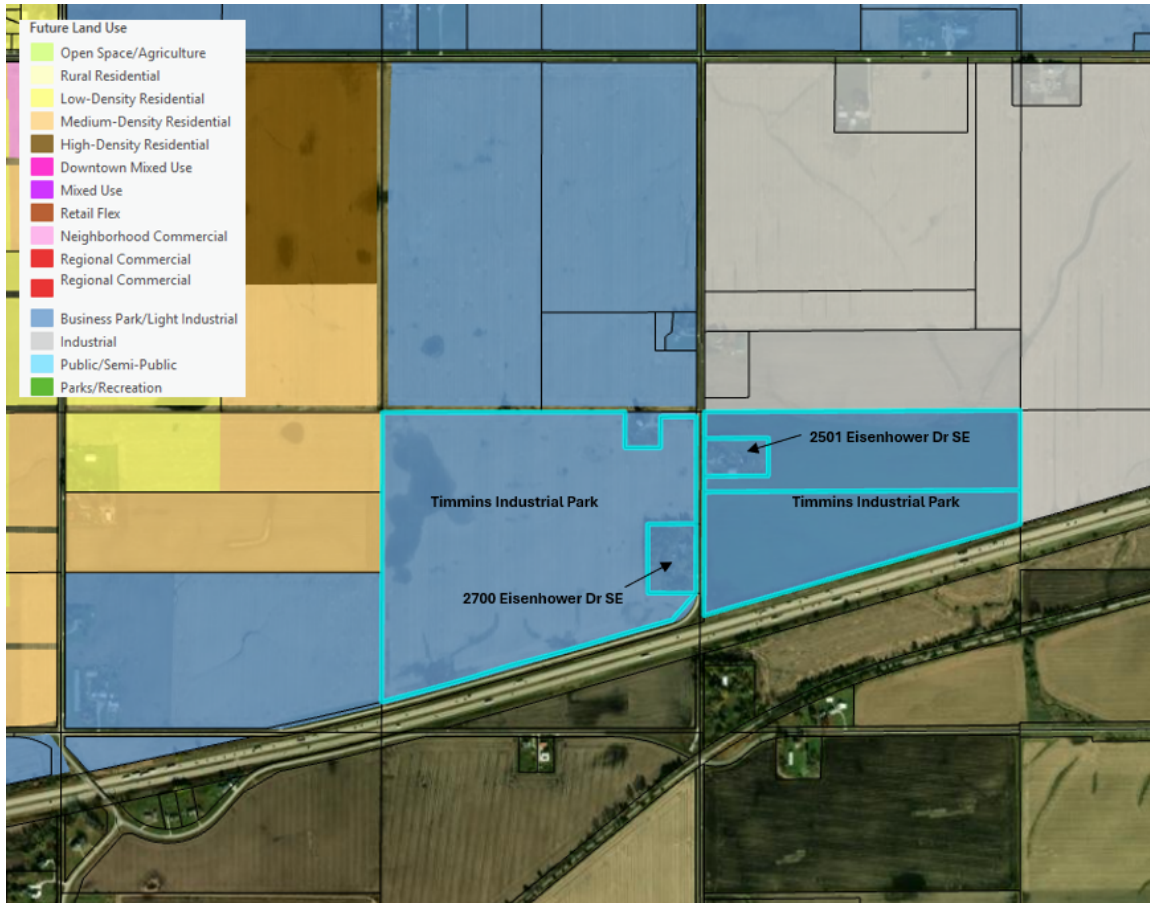
CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City has initiated a Future Land Use Map amendment process to consider changing the designation of the Certified Timmins Industrial Park, as well as the adjacent properties located at 2501 Eisenhower Drive SE and 2700 Eisenhower Drive SE, from Business Park/Light Industrial to Industrial.

As the City progresses through mid-stage updates to the Zoning Code, staff have also undertaken a broader evaluation of Bondurant's existing certified industrial land inventory. That review identified the Timmins Industrial Park, which consists of 186.69 acres located on both sides of Eisenhower Drive SE and was certified for industrial development by the Iowa Economic Development Authority in 2024, as having strong potential to accommodate Medium Industrial (M-2) District development which would also require a Future Land Use Map designation of Industrial and not Business Park/Light Industrial. Including the two adjacent agricultural dwelling parcels in this Future Land Use Map amendment will not alter their current Agricultural (A-1) District zoning; however, updating their future land use designation at this time will help ensure that potential future redevelopment in this immediate area can occur in a compatible and coordinated manner. The general area's strategic location adjacent to the Interstate 80 corridor and proximity to a potential future interchange make this an opportune time to align the Future Land Use Map with the area's long-term development potential and support future economic development opportunities.

The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area requested for amendment as Business Park/Light Industrial which is complementary to the City's Limited Industrial (M-1) zoning district. The current Future Land Use Map with the proposed amendment area outlined can be seen below. The light gray below represents areas currently guided for Industrial development, while the darker blue below represents areas currently guided for Business Park/Light Industrial

development. Areas guided for Industrial development exist immediately to the east.



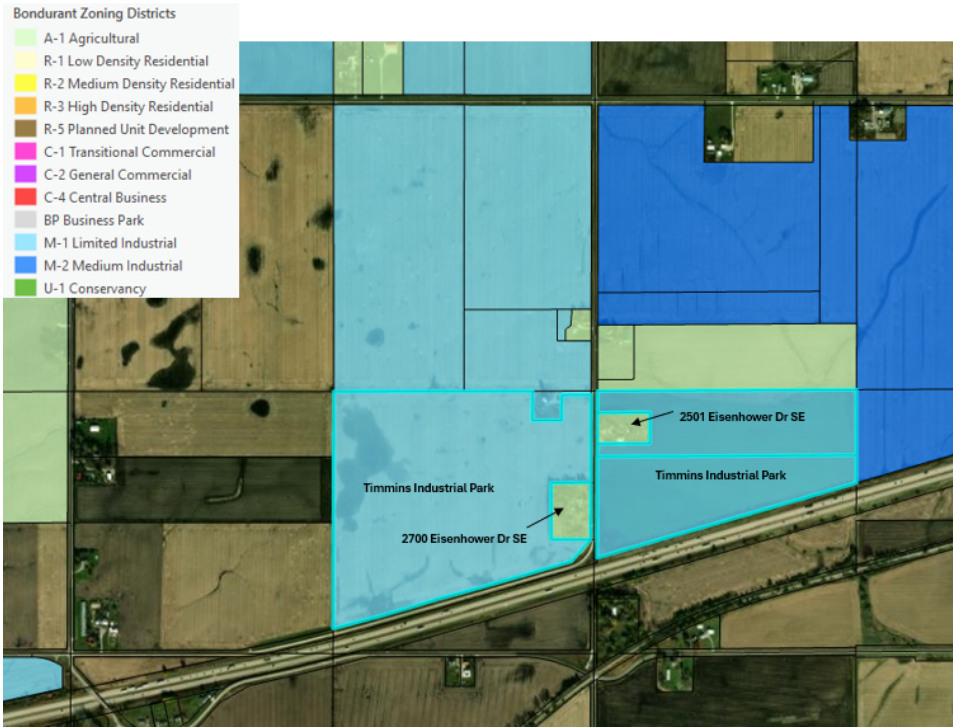
This Future Land Use Map amendment process is consistent with the following text of Chapter 6 of the Building Bondurant Comprehensive Plan, titled Economic Development:

Goal 9: Continue to grow Bondurant's industrial-employment base

- **Policy 9A:** Identify specific industries to target and work to address building space and infrastructure needs of the industries and their workforce.

The area being considered for Future Land Use Map amendment is currently zoned as follows: The Timmins Industrial Park is zoned as being within the Limited Industrial (M-1) District, which was established when this ground when the land was annexed into Bondurant's city limits in 2023. The ag dwellings at 2501 and 2700 Eisenhower Drive SE were annexed into Bondurant's city limits in 2023 with Agricultural (A-1) District zoning. Medium Industrial (M-2) District zoning currently exists adjacent to the Future Land Use Map amendment area to the east. A note that when M-2 development is immediately adjacent to residential development, a 50-foot-wide buffer yard shall be established and appropriate screening shall be provided. This requirement helps ensure a thoughtful transition of uses, mitigating potential impacts and maintaining

compatibility between future industrial development and nearby residential properties.



Public Input

As is required by the City’s Zoning Code, letters were sent to property owners within 200’ of the requested Future Land Use Map amendment area. Any comment(s) received by staff will be relayed to the Commission during the meeting.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-251201-34

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST TO MODIFY FUTURE LAND USE MAP FOR GEOPARCEL 7922.05.400.005, 7922.05.400.004, 7922.04.300.003, 79.22.04.30.002, AND 7922.04.300.001 FROM BUSINESS PARK/LIGHT INDUSTRIAL TO INDUSTRIAL.

WHEREAS, on December 1, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to modify the Future Land Use Map for GeoParcel 7922.05.400.005, 7922.05.400.004, 7922.04.300.003, 7922.04.300.002 and 7922.04.300.001 from Business Park/Light Industrial to Industrial, on property described as follows:

OUTLOT Z OF THE TIMMINS ACRES FINAL PLAT, BONDURANT, POLK COUNTY, IOWA; AND

38.03 ACRES, BEING A PORTION OF THAT PROPERTY DESCRIBED AS 120 ACRES OF THE SW ¼ LYING NORTH OF INTERSTATE HIGHWAY 80 LESS .92 ACRES OF ROAD IN SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, SAID 38.03 ACRES ALSO IDENTIFIED AS PARCEL 7922-04-300-003; AND

THE NORTH 40 ACRES OF THE SW ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, EXCEPT THEREFROM THE SOUTH 311 FEET OF THE NORTH 530 FEET OF THE WEST 561.66 FEET; AND

PARCEL A IN THE SE ¼ OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, LYING NORTH OF INTERSTATE 80; AND

BEGINNING AT A POINT BEING 219.00 FT S00°00'00"W OF THE WEST ¼ CORNER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, SAID POINT BEING ON THE WEST LINE OF THE NORTH 40 ACRES OF THE SW ¼ OF SAID SECTION 4-79-22 AND ALSO BEING IN THE CENTERLINE OF PUBLIC ROADWAY; THENCE N89°05'40"E, 561.66 FT; THENCE S00°00'00"W, 311.00 FT; THENCE S89°05'40"W, 561.66 FT TO A POINT ON THE WEST LINE OF THE NORTH 40 ACRES OF THE SW ¼ OF SAID SECTION 4-79-22 AND ALSO TO A POINT IN THE CENTERLINE OF PUBLIC ROADWAY; THENCE N00°00'00"E ALONG THE WEST LINE OF THE NORTH 40 ACRES OF THE SW ¼ OF SAID SECTION 4-79-22 AND ALSO ALONG THE CENTERLINE OF PUBLIC ROADWAY, 311.00 FT TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING LOCATED IN THE NORTH 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 4.0095 ACRES.

AND;

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the request to modify the Future Land Use Map for GeoParcel 7922.05.400.005, 7922.05.400.004, 7922.04.300.003, 7922.04.300.002 and 7922.04.300.001 from Business Park/Light Industrial to Industrial.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on December 1, 2025, among other proceedings the above was adopted.

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
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair



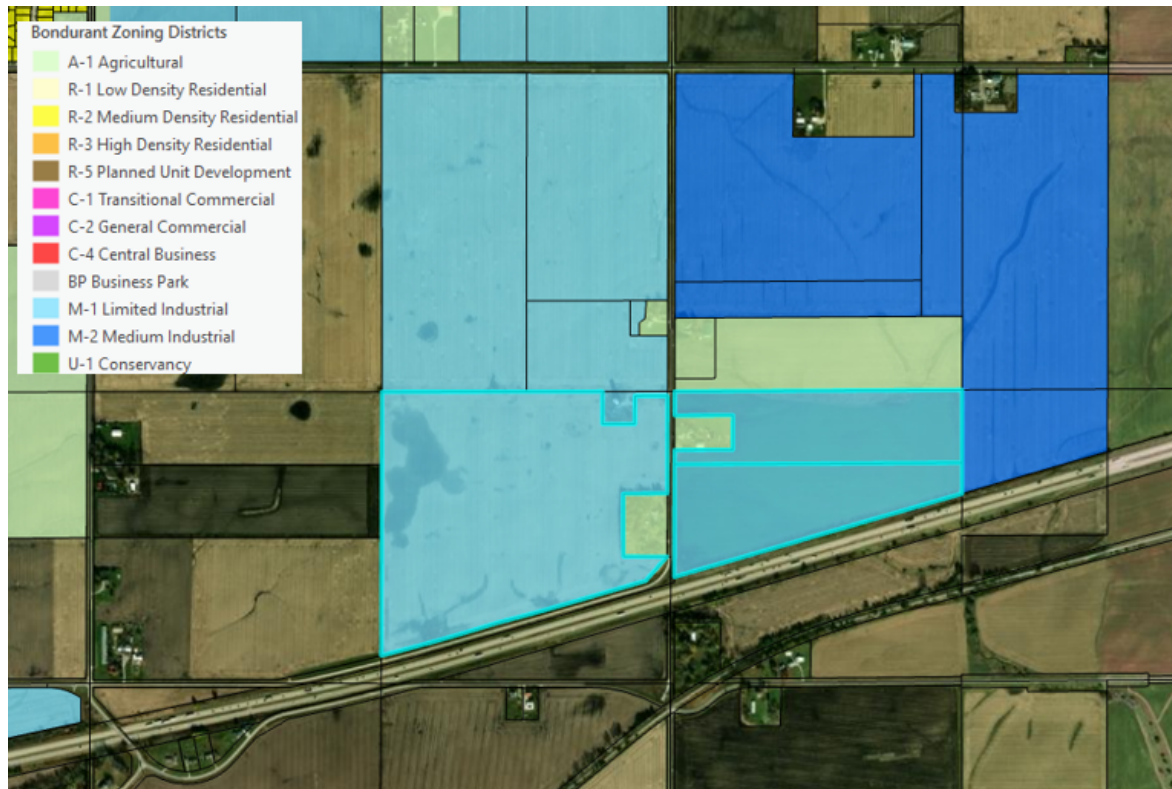
**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.c.
For Meeting of 12/1/2025
Public Hearing

TITLE: Public Hearing - Consideration of the request for rezoning from the Limited Industrial (M-1) District to the Medium Industrial (M-2) District for the Timmins Industrial Park.

CONTACT PERSON:

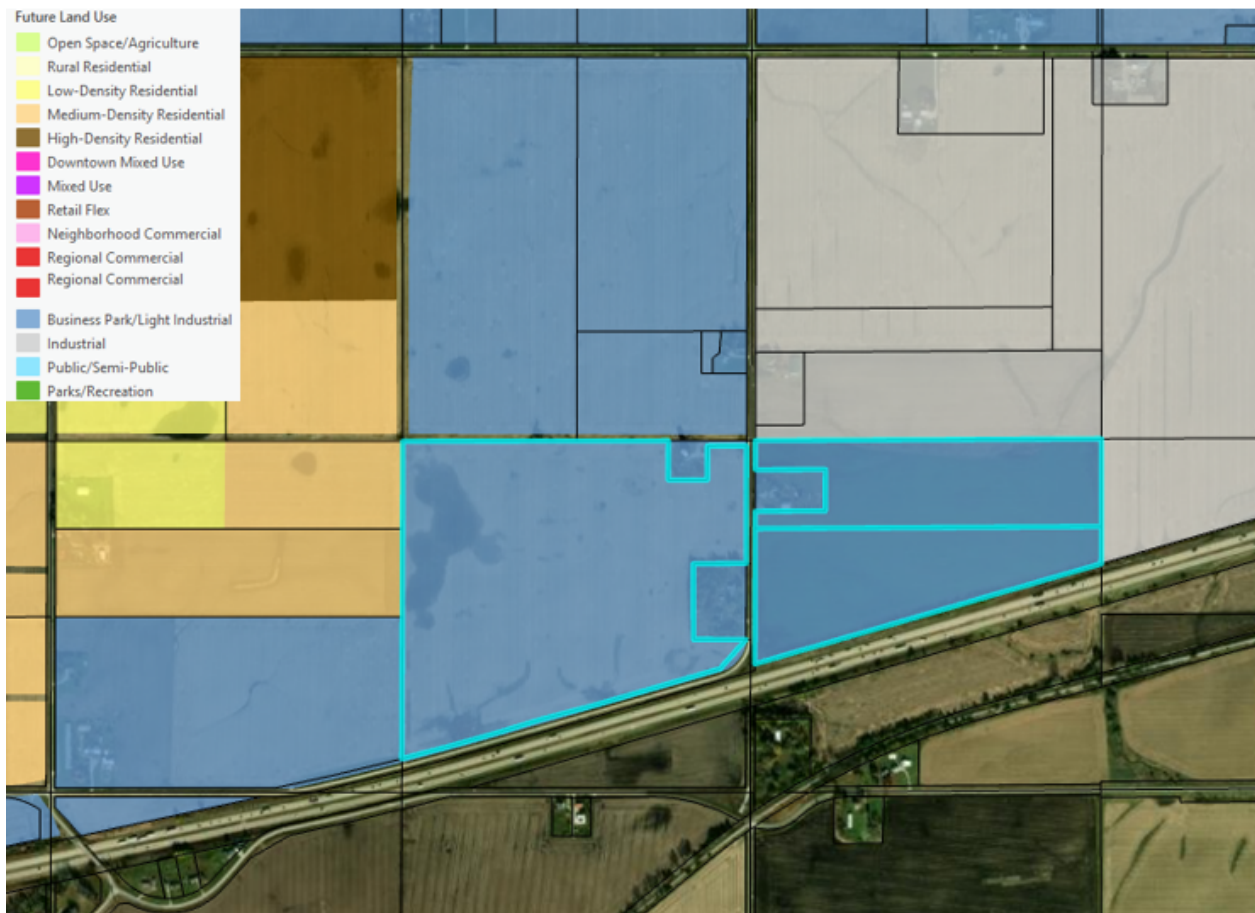
BRIEF HISTORY & ANALYSIS: The City has initiated a rezoning process to consider changing the zoning classification of the Certified Timmins Industrial Park from the Limited Industrial (M-1) District to the Medium Industrial (M-2) District. The Timmins Industrial Park is comprised of the following parcels: Parcel 7922-05-400-005, 7922-04-300-003, and 7922-04-300-002. This rezoning process follows a broader evaluation of Bondurant's certified industrial land inventory during the ongoing mid-stage updates to the Zoning Code - this review identified the Certified Timmins Industrial Park, comprised of 186.69 acres on both sides of Eisenhower Drive SE and certified for industrial development by the Iowa Economic Development Authority in 2024, as an area with strong potential to accommodate development consistent with the Medium Industrial (M-2) District. Rezoning the property at this time would help align the regulatory zoning framework with the site's long-term development potential, its strategic location near the Interstate 80 corridor, and anticipated future economic development opportunities.



When the Planning & Zoning Commission and City Council consider requests for rezoning, the following topics should be considered: consistency with the Comprehensive Plan, ability to meet Zoning Code requirements, spot zoning, and public input received.

Comprehensive Plan

The City's Future Land Use Map, which guides potential future rezoning requests but is not a regulatory tool such as the Zoning Code/Zoning Map, currently identifies the Timmins Industrial Park parcels as future Business Park/Light Industrial use. When a city considers a rezoning, it must find that the rezoning is consistent with the adopted Future Land Use Map. Since the City's Future Land Use Map guides for Business Park/Light Industrial in the area being considered for Medium Industrial (M-2) zoning, an amendment to the Future Land Use Map from Business Park/Light Industrial to Industrial must also be approved to ensure consistency between the City's Future Land Use Map and Zoning Map.



In addition to considering the Building Bondurant Comprehensive Plan's Future Land Use Map, text of the plan may also be considered. The following text of the Building Bondurant Comprehensive Plan supports industrial development at the Timmins Industrial Park:

Goal 9: Continue to grow Bondurant's industrial-employment base

- **Policy 9A:** Identify specific industries to target and work to address building space and infrastructure needs of the industries and their workforce.

Zoning Code

The ability to meet the Zoning Code requirements topic will be reviewed in greater detail if/when a development site plan is presented to the Planning & Zoning Commission and City Council for consideration. Generally speaking though, the area requested for rezoning to the M-2 District has the ability to meet the following bulk regulations of the M-2 District: no minimum lot area, no minimum lot width, 30' front yard setback, 25' side yard setback, 40' rear yard setback, and 50' buffer yard area when adjacent to residential uses.

Spot Zoning

Spot zoning refers to when a rezoning decision results in an island of property with differing zoning and use restrictions than the surrounding properties. To determine whether illegal spot zoning has occurred, the courts consider whether the decision had taken into the account of the following:

1. The characteristics of surrounding property; and
2. The community's comprehensive plan; and
3. The protection and preservation of public health, justice, morals, order, safety and security, and welfare (police power).

So long as the related Future Land Use Map amendment is also approved concurrent with the rezoning ordinance, staff feels that spot zoning does not exist for this rezoning request. Objectives of the Comprehensive Plan support industrial development along the busy Interstate 80 corridor. Additionally, the area immediately east presently has a Medium Industrial (M-2) District zoning classification.

Public Input

As is required by the City's Code, property owners within two-hundred (200) feet of the subject property for rezoning were notified of this request. At the time of writing this agenda statement, no public comment has been received. Updates will be provided if any public comment is received.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-251201-35

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR
REZONING FROM THE LIMITED INDUSTRIAL (M-1) DISTRICT TO THE MEDIUM
INDUSTRIAL (M-2) DISTRICT FOR THE TIMMINS INDUSTRIAL PARK.

WHEREAS, on December 1, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone Timmins Industrial Park from the Limited Industrial (M-1) District to the Medium Industrial (M-2) District, on property further described as follows:

OUTLOT Z OF THE TIMMINS ACRES FINAL PLAT, BONDURANT, POLK COUNTY, IOWA; AND

38.03 ACRES, BEING A PORTION OF THAT PROPERTY DESCRIBED AS 120 ACRES OF THE SW ¼ LYING NORTH OF INTERSTATE HIGHWAY 80 LESS .92 ACRES OF ROAD IN SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, SAID 38.03 ACRES ALSO IDENTIFIED AS PARCEL 7922-04-300-003; AND

THE NORTH 40 ACRES OF THE SW ¼ OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, EXCEPT THEREFROM THE SOUTH 311 FEET OF THE NORTH 530 FEET OF THE WEST 561.66 FEET.

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. The applicant has requested an amendment to the City's Future Land Use Map to ensure consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from Limited Industrial (M-1) District to Medium Industrial (M-2) District for the Timmins Industrial Park subject to the following City Code/Policy clarification recommendation items:

1. The Future Land Use Map is amended to show Industrial in this area.

Moved by _____ Seconded by _____ to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on December 1, 2025, among other proceedings the above was adopted.

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
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

Karen Keeran, Commission Chair