

City of Bondurant

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



Meeting Minutes

DATE: October 7, 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 Clayton to approve of the October 7, 2025, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Torres to approve of the August 14, 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-251007-30 – Consideration of Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plats.

James Rodemyer, Bishop Engineering, presented the plat to the Commission. Rodemyer stated the plat will create one buildable lot for the future Bondurant-Farrar Elementary school and two road lots. One road lot is for the future extension of Aspen Drive NE and the other street lot is for 5th Street NE. One

outlot is also included for detention and park area.

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve Resolution PZ - 251007-30.

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

- b. Resolution PZ-251007-31 – Consideration of Bondurant-Farrar Community School District Elementary Site Plan.

Jared Dobesh with Confluence provided the Commission an overview of the submitted site plan. Dobesh stated there will be a one-way loop with forty-four stacking spaces for drop-offs. The bus drop-offs will be on the north side of the proposed building. A pre-kindergarten playground and an outdoor classroom is shown. Another kindergarten through 2nd grade playground is shown on the north side of the building. Dobesh stated they have planned the site out for possible future expansion. A sidewalk connection is shown on the south side that would connect into the trail system being installed in the neighboring Pleasantview Park area.

Keeran asked if 5th Street would be extended to the west. Dobesh stated it may extend further to the west but it will turn south at some point. Pezley stated they have not received comments from engineering, otherwise all staff comments have been addressed.

Keeran asked for confirmation on the proposed trail connection. Pezley stated the sidewalk will connect into the trail system that will be located in Pleasantview Park. This trail system will connect to Lincoln Street to the west and Aspen to the north. Dobesh stated the sidewalk will also connect into Truman Drive to the east. Torres asked where bike racks will be located, Dobesh stated they are on the south side of the building near the main entrance.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 251007-31.

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

- c. Public Hearing – Consideration of request to modify Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential.

Public hearing opened at 6:10.

Pezley stated this property is north of a property the Commission recently reviewed for a future land use amendment and rezoning request. Pezley stated there was miscommunication between the applicant and staff. Staff was under the understanding that the applicant only wanted to amend the future land use map and rezone the southern property, the applicant wanted to amend the future land use map and rezone both properties. The future land use map amendment would change the area from Low- and Medium-Density Residential to High-Density Residential, which is the same amendment the Commission reviewed in August. Pezley stated staff did receive one email from a neighboring property owner, Pezley read the email for the Commission and the email will be attached to the minutes.

Public hearing closed at 6:13.

- d. Resolution PZ-251007-32 – Consideration of request to modify Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential.

Motion by Commission Member Mains, seconded by Commission Member Vore to approve amended Resolution PZ - 251007-32.

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

- e. Public Hearing – Consideration of request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020

Public Hearing opened at 6:16.

Pezley stated this rezoning request is the same the rezoning request the applicant for the southern parcel. The rezoning request to R-3 with the self-imposed restrictions would reduce residential density and lot width but would increase lot depth. Pezley read off the contingency placed upon the southern parcel's rezoning request.

Public Hearing closed at 6:17.

- f. Resolution PZ-251007-33 – Consideration of request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020.

Mains asked about landscaping requirements along the trail. Staff confirmed

trees are being shown between this site and the trail parcel.

Motion by Commission Member Mains, seconded by Commission Member Torres to approve Resolution PZ - 251007-33 contingent upon development on property is either single-family or bi-attached residential.

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

7. Discussion Items –

a. Zoning Code Update with Confluence

Chris Shires with Confluence provided the Commission an overview of the proposed changes to the Zoning Code. Shires walked through each section of the Zoning Code and provided brief explanations to why certain sections were amended.

Commission discussed bulk regulations and standards for single-family residential developments. Matt Farver expressed concern about shutting off major developments by requiring basements. Farver stated the real estate market is shifting from developability to sell-ability and wide lots with basements are not very sellable in today's market.

Shires shared some tables that will be included in the new code. These tables include a PUD scoring matrix, zoning use table, and bulk regulation tables. Shires and the Commission had further discussion regarding the bulk regulation standards. The Commission had a conversation clearing up the standard for splitting agricultural land in order to build a new single-family residence.

Shires started working through the definitions and different types of uses allowed in different districts. The Commission had questions regarding different use types. Staff asked for feedback regarding in-home daycares and different types of in-home daycares that would be allowed in town.

Shires detailed landscaping requirements and updated parking requirements. Keeran asked if there is requirements about replacing dying trees, Shires stated yes, it would be considered a violation of the approved site plan. Shires talked through the proposed architectural design requirements and the attached table.

Shires detailed the sign code, Shires noted the entire sign code was thrown out and restarted. Shires stated there were several issues with the sign code where content is being regulated which is not allowed. Shires also detailed the sign regulations table.

Commission agreed to come back in December and have further Commission discussion. This would allow the Commission to go through and look at the entirety of the proposed amendments.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – asked about the new requirement of officials doing open records training. Murray stated staff is monitoring it, staff believes all existing Commission members are good, and any new members would be required to complete the training. Murray added that Marketa Oliver is trained to do lead new members through the training.

Clayton – none.

Mains – none.

Pitt – none.

Torres – none.

Vore – none.

Commission Chair – none.

b. Community Development Director – Murray stated staff released an RFP for the artist mural in the Grain District. Murray stated the Pleasantview Master Plan is being worked on.

c. City Planner – none.

d. City Administrator – absent.

e. City County Liaison – absent.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 8:17.