

City of Bondurant

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



Meeting Minutes

DATE: December 1, 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), Kristin Brostrom, Ethan Pitt,
Brian Clayton, Jesse Torres,

Members Absent: Andy Mains (Vice-Chairperson), Jason Vore

City Official & Staff Present: Isaac Pezley, Maggie Murray, Marketa Oliver

3. Perfecting and Approval of the Agenda

Motion by Commission Member Torres, seconded by Commission Member Pitt to approve of the December 1, 2025, meeting agenda. Vote on Motion 5-0-0. Motion carried.

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 7922.05.400005, 7922.05.400.004, 7922.04.300003, 7922.04.300.002, and 7922.04.300.001 from Business Park/Light Industrial to Industrial.

Public Hearing opened at 5:16 p.m.

Murray provided the Commission with an overview of the request to modify the Future Land Use map. Murray stated this is a city initiated request and is tied to the next agenda item which is to rezone property in this area. The future land use map amendment would include the existing residential properties, but the

rezoning would not include these properties. Murray stated Industrial designation on the Future Land Use map translates better to the M-2 Medium Industrial District. Staff believes with future interchange conversations, this area would be better suited to be zoned as M-2 Medium Industrial. Murray stated staff has received one call regarding the Future Land Use amendment and rezoning request and they are supportive of both requests.

Clayton asked if rezoning to Industrial would affect the current residential/agricultural properties from agricultural uses. Staff stated no, and further clarified that this rezoning request does not include the rezoning of the residential/agricultural properties.

Public Hearing closed at 5:21 p.m.

- b. Resolution PZ-251201-34 – Consideration of request to modify the Future Land Use Map for GeoParcels 7922.05.400005, 7922.05.400.004, 7922.04.300003, 7922.04.300.002, and 7922.04.300.001 from Business Park/Light Industrial to Industrial.

Motion by Commission Member Clayton, seconded by Commission Member Torres to approve Resolution PZ - 251201-34.

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

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

Public hearing opened at 6:22.

Murray provided the Commission an overview of the rezoning request. Murray reiterated the rezoning does not include the residential properties, only the properties located within the Timmins Industrial District, which are highlighted on the map provided to the Commission.

Torres asked if the City requires neighborhood meetings. Murray stated the City currently does not require this. Keeran asked if the Agricultural islands matters from a zoning perspective, Murray stated no, as these properties are shown as Industrial or Business Park/Industrial on the Future Land Use map.

Public hearing closed at 6:25.

- d. Resolution PZ-251201-35 – Consideration of request for rezoning from the Limited Industrial (M-1) district to the Medium Industrial (M-2) District for the

Timmins Industrial Park.

Motion by Commission Member Torres, seconded by Commission Member Pitt to approve amended Resolution PZ - 251201-35.

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

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – none.

Clayton – none.

Mains – absent.

Pitt – none.

Torres – none.

Vore – absent.

Commission Chair – Asked staff to revisit the issue of lights on the north side of Dee Street.

b. Community Development Director – none.

c. City Planner – none.

d. City Administrator – absent.

e. City County Liaison – absent.

7. Adjournment

Motion by Commissioner Clayton, seconded by Commissioner Torres to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 5:29.