

# City of Bondurant

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



## Meeting Minutes

**DATE:** March 12, 2026 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), Jason Vore (Vice-Chairperson), Brian Clayton, Louise Jennings, Chris Johnsen

**Members Absent:** Ethan Pitt, Jesse Torres

**City Official & Staff Present:** Isaac Pezley, Maggie Murray, Dennis Lyman

### 3. Perfecting and Approval of the Agenda

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve of the March 12, 2026, meeting agenda. Vote on Motion 5-0-0. Motion carried.

### 4. Approval of Minutes

Motion by Commission Member Vore, seconded by Commission Member Clayton to approve the January 8, 2026 meeting minutes. Vote on Motion 5-0-0. Motion carried.

### 5. Guests requesting to address the Planning and Zoning Commission

### 6. Action Items

- a. Public Hearing – Consideration of eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1.

Public Hearing opened at 6:01 p.m.

Pezley provided the Commission and overview of the proposal to eliminate the U-1 Conservancy District and rezone properties currently zoned U-1. Pezley

stated the U-1 District is a local floodplain district that is redundant with FEMA's floodplain district. Pezley stated staff received multiple calls asking for additional information, Pezley stated no one stated if they were for or against the proposal.

Mike Ryan, 201 5<sup>th</sup> Street SW, Altoona. Ryan owns multiple agricultural properties. Ryan asked staff what R-1 District means. Pezley explained R-1 and R-2 districts and what types of development are allowed in each.

Shane Salwasser, 89 Mallard Pointe Drive NW, asked which parcels are gaining developable land. Pezley stated that portions of the properties located behind the school district would gain developable land. Pezley and Lyman reiterated the change is not driven by development, it is to eliminate a redundant floodplain district. All FEMA floodplain requirements and stream buffer requirements would still apply to relevant properties. Salwasser asked if neighboring properties would be made aware if developments happen in this area. Pezley stated staff does not send out notices for site plans and subdivisions, but all meeting agendas are posted online.

Public Hearing closed at 6:07 p.m.

- b. Resolution PZ-260312-06 – Consideration of eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1.

Motion by Commission Member Vore, seconded by Commission Member Clayton to approve Resolution PZ - 260312-06.

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

- c. Resolution PZ-260312-07 – Consideration of the Bondurant Mixed Use Development Preliminary Plat.

Justin Strom, with Snyder and Associates, gave an overview of the preliminary plat to the Commission. Pezley stated no major comments from staff and reminded the Commission each lot would go through a site plan process.

Keeran asked about the street on the northern property line. Strom stated they are still working out exactly where that right-of-way will be placed. Keeran asked if the street will go all the way through. Strom stated it will go about two-thirds the way across the northern property as there are no City plans to punch the street through.

Johnsen asked about timing of the 2<sup>nd</sup> Street NE widening and construction of this site. Strom and Pezley stated there will be coordination between the City and the developer but the widen 2<sup>nd</sup> Street NE is shown on the

preliminary plat.

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve Resolution PZ -260312-07.

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

- d. Resolution PZ-260312-08 – Consideration of the Bondurant-Farrar Community School District Parking Lot Site Plan.

Dr. Powers with the Bondurant-Farrar Community School District provided the Commission with an overview of the project. Powers stated the intent is to add parking and realign bus pick-up/drop-off on site.

Clayton asked about taking the buses north to NE 86<sup>th</sup> Avenue, Powers stated that will likely be a future expansion project. Pezley stated there are bike racks included on the updated site plan.

Motion by Commission Member Vore, seconded by Commission Member Clayton to approve Resolution PZ - 260312-08.

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

## **7. Discussion Items –**

## **8. Reports / Comments and appropriate action thereon**

- a. Commission Members

Clayton – Asked about the timing of the Truman Drive NE, Murray stated phase 1 is approximately 1,900 feet north of 2<sup>nd</sup> Street NE. Clayton asked if the Newby development has been delayed. Staff stated they have not received any site plans for this area.

Jennings – none.

Johnsen – none.

Pitt – absent.

Torres – absent.

Vore – none.

Commission Chair – Keeran asked staff to look into the Maverick sign, the

sign flashes and does not meet electronic changeable sign requirements. Keeran also asked about road paintings around the new stop light on Hubbell Avenue. Staff stated they would look into it.

- b. Community Development Director – City is kicking off an study to look at school traffic on Grant Street. This report will run from spring into the fall. An artist group was selected for the mural on Silo Commons. Once the mural is complete, the construction of the Silo Commons will start. The Hemping-Helm property has been recognized by the State as officially certified.
- c. City Planner –none.
- d. City Administrator – absent.
- e. City County Liaison – Provided an update on the Vermeer development and related infrastructure projects in that area.

## **7. Adjournment**

Motion by Commissioner Clayton, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 6:37.