

City of Bondurant

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



Meeting Minutes

DATE: April 16, 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, Ethan Pitt, Jesse Torres

Members Absent:

City Official & Staff Present: Isaac Pezley, Dennis Lyman

3. Perfecting and Approval of the Agenda

Motion by Commission Member Vore, seconded by Commission Member Pitt to approve of the April 16, 2026, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Clayton, seconded by Commission Member Vore to approve the March 12, 2026 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-260416-09 – Consideration of Site Plan for Vermeer Corporation at 2901 Vermeer Drive SE.

Liz Sporer, Vermeer Corporation, thanked the City and the Commission for their support and work to get the Vermeer Site Plan to this point.

Eric Cannon, Snyder and Associates, provided the Commission an overview of the site plan.

Pitt asked if there are any other plans for this certified site area. Pezley stated this is the only site plan for this area at this time.

Keeran asked about the outdoor storage area surfacing. Pezley overviewed the new gravel requirements. Pezley stated one of the documents Snyder and Associates sent over this afternoon was how dust was going to be handled on site.

Pitt asked if sidewalks are required. Pezley stated staff asked for a sidewalk to connect into the future trail along Vermeer Drive SE. The updated site plan shows this sidewalk. Keeran asked if bike racks are included. Pezley stated no bike racks are shown and industrial developments are exempt from the bike rack requirements.

Motion by Commission Member Vore, seconded by Commission Member Pitt to approve Resolution PZ - 260416-09.

Roll Call – Ayes: Commission Member Clayton, Commission Member Jennings, Commission Member Johnsen, Commission Member Keeran, Commission Member Pitt Nays: none Abstentions: Commission Member Torres. Absent: none. Vote on Motion 6-0-1. Motion carried.

- b. Resolution PZ-260416-10 – Consideration of Site Plan for Rams Construction at 1120 2nd Street NE.

Brad Freeman, CGA, provided the Commission with an overview of the site plan. Pezley stated staff has a couple of comments that need to be addressed. The elevations appear to meet design requirements but the site plan needs to be updated to show percentages. Pezley stated there are outstanding stormwater questions CGA is working out with engineering. Pezley stated staff also stated a paved drive lane needs to be included to the new building and to all overhead door openings. Pezley stated a similar project allowed for the gravel drive to be updated over a period of time, staff would be alright with a similar agreement.

Keeran asked if additional screening was needed. Pezley stated the existing landscaping along the front met landscaping requirements at the time they moved onto the site. Keeran asked about screening on the north side adjacent to the bike trail. Pezley stated that area is very swampy and requiring additional landscaping would likely result in the death of any landscaping installed.

The Commission discussed the update of the drive lane. Clayton stated he felt no drive lane was required as the existing lot is gravel. Clayton stated this site is clean, they do not track out and he would be alright with considering the existing gravel lot as legal non-conforming. The Commission agreed with Clayton's comments.

Motion by Commission Member Clayton, seconded by Commission Member

Torres to approve Resolution PZ -260416-10 and not require improved drive lanes to the proposed building.

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

- c. Resolution PZ-260416-11 – Consideration of Civic Campus North Right-of-Way Vacation Plats.

Pezley stated these vacation plats are the old rights-of-way for Pleasant Street SE and 2nd Street NE. This intersection has been realigned to provide longer entrance into the Campus Drive SE and Hubbell Avenue intersection. The City owns the property on either side of these vacation lots and will remain ownership of them. Keeran asked if these will be sold for commercial development. Pezley stated that is the long term goal.

Motion by Commission Member Vore, seconded by Commission Member Jennings to approve Resolution PZ - 260416-11.

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

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

- a. Commission Members

Clayton – Stated there are still silt fences in places on properties that are no longer under construction. Asked staff for a map showing where certified site are located.

Jennings –none.

Johnsen – none.

Pitt –none.

Torres –none.

Vore – Expressed concern about the sale of Warren Family Farms west of town and the potential of annexation of that ground. Expressed concern regarding electric scooters, emotos, and ebikes in town. Staff stated there are policies being introduced across the metro and staff is following those.

Commission Chair – Asked if a light changing sign will be placed

northbound at the new Hubbell Avenue intersection.

- b. Community Development Director – absent.
- c. City Planner –none.
- d. City Administrator –absent.
- e. City County Liaison – Lyman stated it is budget season and that is first and foremost on Council’s agenda. Vermeer infrastructure projects are moving forward. The City is hiring some new positions in Parks & Recreation, Emergency Services, Human Resources and Public Works.

7. Adjournment

Motion by Commissioner Vore, seconded by Commissioner Johnsen to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 6:42.