

City of Bondurant

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



Meeting Minutes

DATE: May 14, 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

3. Perfecting and Approval of the Agenda

Motion by Commission Member Vore, seconded by Commission Member Jennings to approve of the May 14, 2026, meeting agenda. Vote on Motion 7-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Pitt, seconded by Commission Member Vore to approve the April 16, 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-260514-12 - Consideration of the Silo Commons Site Plan

Pezley provided an overview of the Silo Commons Site Plan project. Pezley stated the silo bin art mural is not a part of the site plan review. Commission asked about the large warehouse structure, Pezley stated it is currently being used for hay storage and there are no current plans to utilize it. Commission had additional conversations about the structure.

Torres asked about fencing around the exterior of the area. Pezley stated there will be some fencing to prevent access to the detention pond area. The rest will most be “fenced” by landscape features. The Commission and staff had additional conversations regarding fencing and landscaping.

Staff was asked about noise considerations. Pezley stated the site is being designed to prevent sound spillage as much as possible, but the reality is there will be sound spillage to neighboring subdivisions.

Pitt asked about pedestrian connectivity throughout the remainder of the district. Pezley stated the CVT will provide pedestrian access to the west, and there will be sidewalks connecting the north side.

The Commission and staff had conversations about traffic and parking availability. Jennings stated staff should consider placing bike racks on the north side to accommodate bike riders coming from the north.

Motion by Commission Member Torres, seconded by Commission Member Johnsen to approve Resolution PZ - 260514-12.

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.

- b. Public Hearing - Consideration of the Future Land Use Designation for Parcel 2026-43 to Regional Commercial.

Public Hearing opened at 6:22.

Pezley provided the Commission with an overview of the Future Land Use designation request.

Public Hearing closed at 6:23

- c. Resolution PZ-260514-13 — Consideration of the Future Land Use Designation for Parcel 2026-43 to Regional Commercial.

Motion by Commission Member Vore, seconded by Commission Member Jennings to approve Resolution PZ - 260514-13.

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.

- d. Public Hearing to Consider the Rezoning of Parcel 2026-43 to the (C-2) General Commercial District.

Public Hearing opened at 6:24

Pezley provided the Commission with an overview of the Zoning designation request.

Public Hearing closed at 6:25

- e. Resolution PZ-260514-14 - Consideration of the Rezoning of Parcel 2026-43 to the (C-2) General Commercial District

Motion by Commission Member Vore, seconded by Commission Member Torres to approve Resolution PZ - 260514-14.

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.

- f. Public Hearing — Consideration of Future Land Use Designation for Parcel 2026-44 to Regional Commercial.

Public Hearing opened at 6:26.

Pezley provided the Commission with an overview of the Future Land Use designation request.

Public Hearing closed at 6:27.

- g. Resolution PZ-250514-15 — Consideration of the Future Land Use Designation of Parcel 2026-44 to Regional Commercial.

Motion by Commission Member Vore, seconded by Commission Member Johnsen to approve Resolution PZ - 260514-15.

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.

- h. Public Hearing — Consideration of the Rezoning of Parcel 2026-44 to the (C-2) General Commercial District.

Public Hearing opened at 6:28.

Pezley provided the Commission with an overview of the Zoning designation request.

Public Hearing closed at 6:28.

- i. Resolution PZ-260514-16 - Consideration of the Rezoning of Parcel 2026-44 to the (C-2) General Commercial District.

Motion by Commission Member Vore, seconded by Commission Member Jennings to approve Resolution PZ - 260514-16.

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.

- j. Resolution PZ-260514-17 - Consideration of Vacation of Roadway Easement.

Pezley provided the Commission with an overview of the vacation of roadway easement.

Motion by Commission Member Torres, seconded by Commission Member Vore to approve Resolution PZ - 260514-17.

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.

- k. Public Hearing — Consideration of the Future Land Use Designation of the Vacated Roadway Easement to Industrial.

Public Hearing opened at 6:30.

Pezley provided the Commission with an overview of the Future Land Use designation request.

Public Hearing closed at 6:32.

- l. Resolution PZ-260514-18 - Consideration of the Future Land Use Designation of the Vacated Roadway Easement to Industrial

Motion by Commission Member Torres, seconded by Commission Member Pitt to approve Resolution PZ - 260514-18.

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.

- m. Public Hearing — Consideration of the Rezoning of the Vacated Roadway

Easement Area to the (M-2) Medium Industrial District.

Public Hearing opened at 6:33.

Pezley provided the Commission with an overview of the Zoning designation request.

Public Hearing closed at 6:34.

- n. Resolution PZ-260514-19 - Consideration of the Rezoning of the Vacated Roadway Easement Area to the (M-2) Medium Industrial District.

Motion by Commission Member Vore, seconded by Commission Member Johnsen to approve Resolution PZ - 260514-19.

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 – Asked about ebike ordinances, and stated Waukee recently brought forward an ordinance that was tabled. Pezley stated staff is currently researching what other suburbs are looking to do.

Jennings –none.

Johnsen –.

Pitt – none.

Torres –none.

Vore – Made a comment about the amount of trash accumulating on the bike trail near Twist.

Commission Chair – Asked staff to look at the turn lanes on Dee Street entering Hubbell Avenue. Asked staff to look into providing a flashing sign to indicate the traffic light will be changing for northbound traffic at the Hubbell-2nd Street intersection.

- b. Community Development Director – absent.

- c. City Planner – The City of Bondurant was awarded a Best Practices in Economic Development Award for the city’s certified sites program at the

recent National APA conference.

- d. City Administrator – absent.
- e. City County Liaison – absent.

7. Adjournment

Motion by Commissioner Clayton, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 7-0-0. Motion carried. Meeting adjourned at 6:48.