

## City of Bondurant

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



### Meeting Minutes

**DATE:** July 14, 2022 Karen Keeran, Acting Chair

#### 1. Call to Order 6:00 pm

**Place** Bondurant City Hall (200 2nd St NE, PO Box 37)

**Special Note:** Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting.

#### 2. Roll Call

**Members Present:** Brian Clayton, Wes Hoyer, Andy Mains, Karen Keeran

**Members Absent:** Kristin Brostrom, Lisa Cameron, Torey Cuellar

**City Official Present:** Planning & Community Development Director, Maggie Murray  
City Council Liaison Matt Sillanpaa

#### 3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the July 14, 2022, meeting agenda. Vote on Motion 4-0-0. Motion carried.

#### 4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the June 14, 2022 meeting minutes. Vote on Motion 4-0-0. Motion carried.

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

None

#### 6. Action Items

- a. RESOLUTION NO. PZ-220714-18: Considering recommended approval of the Gholds LLC annexation area.

Planning & Community Development Director Murray summarized the agenda statement. The City is in receipt of a 100% consenting annexation request within 2 miles of Altoona's city limits, meaning that once reviewed by the City Council on July 18<sup>th</sup>, the annexation materials must be sent to the State's City Development Board for review and approval. In 2022 the Planning & Zoning Commission and City Council established

a zoning designation of Conservancy (U-1) along the Mud Creek corridor and Limited Industrial (M-1) on all other portions of this parcel, subject to annexation finalization.

Commission Member Clayton asked if the City will be pursuing site certification on this parcel. Director Murray explained that since this parcel is only approximately 34 acres, it does not meet the minimum requirement of 50 acres for site certification. Murray noted, however, though that the property owner included as part of this annexation request that the City of Bondurant perform the same studies as if this site were going to be certified.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of Resolution No. PZ-220714-18 considering recommended approval of the Gholds LLC annexation area.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Keeran, Commission Member Mains. Nays: none. Abstentions: none. Vote on Motion 4-0-0. Motion carried.

## **7. Discussion Items – none**

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

### **a. Commission Members**

Wes Hoyer – noted that the Bondurant discussion page is receiving comments regarding dump trucks along Deer Ridge Drive NW that are speeding and running stop signs. Director Murray noted she will relay to Public Works and the Sheriff's Office. Also asked the other Commission Members for guidance on what the average HOA cost is for a neighborhood in Bondurant. Commission Member Hoyer noted the Quail Run HOA was recently established at an approximate rate of \$125 per year. Director Murray explained it depends on what the HOA is tasked with maintaining. Commission Member Clayton and Commission Member Mains agreed that \$125 per year is consistent with what they pay in the Pleasant Grove and Fieldview neighborhoods.

Brian Clayton – noted that neighbors along Lincoln Street NE have expressed concerns to him over the potential for increased traffic along Lincoln Street SE if the School District connects their future athletic fields proposed east of the High School and Junior High sites south to an extended Aspen Drive NE. Murray noted she will relay this feedback to City Administrator Oliver.

Andy Mains – noted that there are no north/south sidewalk connections at the intersections of 2<sup>nd</sup> Street NW and Landon Drive NW and 2<sup>nd</sup> Street NW and Shiloh Rose Parkway NW. Director Murray noted that she will look into this.

Karen Keeran – none.

### **d. Planning & Community Development Director – noted the City of Bondurant recently hired Tiffany Luing as the Economic Development Coordinator and Isaac Pezley as the City Planner. Both will start on August 8<sup>th</sup>. Also noted that the Bondurant Chamber of Commerce hosted a Coffee & Conversations where Derek Lord with the City of Ankeny presented on Ankeny's master trail planning**

efforts and how Ankeny is viewing their trail network as an economic development opportunity.

d. City Council Liaison – none.

## **7. Adjournment**

Motion by Commission Member Mains, seconded by Commission Member Clayton to adjourn the July 14, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 6:21 PM