

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

Bondurant Planning and Zoning Commission
Minutes
September 9, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:06 p.m. and declared a quorum.
2. Roll Call

Present:	Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Wes Hoyer, Commission Member Kristin Brostrom, Commission Member Lisa Cameron
Absent:	None
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray
3. Perfecting and Approval of the Agenda
Motion by Commission member Hoyer, seconded by Commission Member Mains, to approve the agenda as is. Vote on Motion 7-0. Motion carried.
4. Approval of Minutes
Motion by Commission Member Clayton, seconded by Commission Member Mains, to approve the August 26, 2021 Planning & Zoning Commsision meeting minutes. Vote on Motion 7-0. Motion carried.
 - a. August 26, 2021
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a.
 1. PZ-210909-21: Considering recommended approval of the David Ross Plat of Survey (Parcel 2021-117)

Murray summarized the agenda statement as presented in the agenda packet.

Motion by Commission Member Clayton, seconded by Commission

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Member Mains, for recommended approval of PZ-210909-21, regarding recommended approval of the David Ross Plat of Survey (Parcel 2021-117) subject to the conditions as noted in the P&Z agenda statement which include:

1. The plat of survey must be updated to show 45'-wide street easement areas adjacent to this site instead of 33'-wide street areas.
2. That approval of the plat of survey is subject to City Council's approval of the amended Chapter 165 of the City Code.
3. That a stream buffer easement must be recorded prior to the City releasing the plat of survey resolution for recording.
4. Acknowledgement that the 100-year floodplain is located on this site, and if development occurs it shall meet all requirements of Chapter 165 of the City Code, titled Floodplain Management.
5. That if the owner adjacent to the north at 7908 NE 88th Street purchases this Parcel 2021-117, a lot tie agreement will be required prior to building permit approval of an accessory structure on this new parcel. Accessory structures are subject to the requirements of Section 177.04 of the Zoning Code.
6. That if this site connects to the area sanitary sewer main, payment to the City's Urban Service Area Connection Fee District is required prior to building permit issuance.

Roll Call: Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Cuellar, Commission Member Keeran, Commission Member Brostrom, Commission Member Hoyer, Commission Member Cameron. Nays: None. Absent: None. Motion carried 7-0.

7. Discussion Items -

Murray noted The Birds Nest called and would like to place a shed on their property in the side yard area just south of their building. Murray noted the Zoning Code does not allow for placement of side yard sheds. Murray sought guidance from the Commission on whether The Birds Nest should pursue a variance or if the Commission would entertain a text amendment to allow for commercial sheds within the side yard area. The Commission provided feedback that The Birds Nest should pursue a variance if wanting to place a shed in the side yard. The Commission noted that The Birds Nest should try to tuck the shed back behind the existing dumpster enclosure area north of their building.

8. Reports / Comments and appropriate action thereon:

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a. Commission Members

Commission Member Brostrom - none

Commission Member Hoyer - none

Commission Member Clayton - noted grading concerns in the Highpoint Estates development area. Murray noted she will reach out to the City Engineer.

Commission Member Mains - none

Commission Member Cameron - none

Commission Member Keeran - none

b. Commission Chair

Commission Chair Cuellar - none

c. Planning & Community Development Director

Murray provided an update on the Top Farms rezoning/future land use map update public hearing and first ordinance reading at the City Council level. Murray also noted the City has been awarded a grant by the Iowa DNR to plant up to 90 trees.

d. City Administrator

Oliver - none

e. City Council Liaison

Peffer - absent

9. Adjournment

Motion by Commission Member Clayton, seconded by Mains, to adjourn the meeting at 6:23 p.m. Vote on Motion 7-0. Motion carried.