

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

Bondurant Planning and Zoning Commission
Minutes
August 26, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:00 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 Mains, seconded by Commission
Member Clayton, to approve the agenda as is. Vote on Motion 7-0.
Motion carried.
4. Approval of Minutes
Motion by Commission Member Hoyer, seconded by Commission
Member Mains, to approve the July 22, 2021 Planning & Zoning
Commission meeting minutes. Vote on Motion 7-0. Motion carried.
 - a. July 22, 2021
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a. Return to Table: PZ-210722-18: Considering recommended approval of
the Top Farms rezoning from the Agricultural (A-1) District to the
Planned Unit Development (R-5) District on property currently owned by
Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65;
and recommended approval of the Future Land Use Map amendment
from Single-Family Detached to Multi-Family and Commercial in areas
shown on the PUD Conceptual Plan.

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Emily Harding, Civil Design Advantage, presented the updated PUD Conceptual Plan. She noted that 30% of the lots will be at least 65'-wide, that the rear yards have been increased to 30', that the plan now clearly shows the detention pond areas as being private, and that now only one park is proposed instead of two based on feedback provided by staff.

Commission Member Hoyer asked for clarification on the differing lot widths. Steve Moseley, Hubbell Land Development, explained the difference between the introductory lots and the higher value lots. He noted that a home is typically 5x the value of the lot.

Commission Member Keeran asked for clarification on the parkland proposed. Emily Harding noted park will be 2.6 acres and approximately 27% of its boundary will front the public street.

Commissioner Member Clayon asked if there will be a secondary park access from the adjacent multi-family? Steve Moseley noted that yes, this is an option that they will consider.

Joe Petrazinski, Hubbell Land Development, noted Hubbell plans out connections and that yes, you will see these connections to the park.

Commission Member Keeran asked about area trails. Murray noted the City's Park, Trail & Greenway Master Plan shows a trail corridor along NE 86th Avenue. Murray also noted that through the preliminary platting process, a trail connection along the south border of this Top Farms development will be expected so that it can eventually connect south to the Park Side and BRSC/Lake Petocka area.

Commission Member Keeran asked about area traffic impacts. Murray noted that a traffic impact study will be required as part of the preliminary platting process.

Commission Member Mains asked why the developer is choosing an R-5 zoning designation versus traditional residential zoning? Joe Petrazinski noted that Hubbell requests PUDs for all of its developments, as they feel this zoning designation allows for more interesting developments. He noted a few examples, such as their Legacy development in Norwalk.

Commission Member Keeran asked if there is an expiration date on R-5 approvals? Murray explained the Subdivision Code has an expiration date for preliminary plats.

Motion by Commission Member Brostrom, seconded by Commission Member Hoyer, for recommend approval of PZ-210826-18, regarding

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recommended approval of the Top Farms rezoning from the Agricultural (A-1) District to Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65 and recommended approval of the Future Land Use Map amendment from Single-Family Detached to Multi-Family and Commercial in areas shown on the PUD Conceptual Plan.

Commission Member Clayton mentioned the Planning & Zoning Commission does not focus on the value a development adds to the community.

Commission Member Cameron noted the developer should look to develop the next level of housing options in the future.

Joe Petrazinski noted that Hubbell is more than willing to explain their market research to the Commission. He noted that Hubbell believes what they are currently proposing is what Bondurant's market needs. He noted larger lots is something they can consider in the future.

- b. PZ-210826-20: Considering recommended approval of the SKOL Trucking site plan at 2415 Robinson Avenue NE
Daniel Willrich with Pelds Design Services presented the SKOL Trucking site plan. He noted the building is situated within 500' of the Highway 65 right-of-way.

Commission Member Brostrom asked for clarification on whether the Bondurant Industrial Park has been constructed yet? Daniel Willrich noted it has.

Commission Member Clayton noted concerns over this development's proximity to the trail just east. The Commission had a discussion on this site's screening expectations.

Murray reviewed the items listed in the draft P&Z recommendation resolution.

Motion by Commission Member Clayton, seconded by Commission Member Mains, for recommended approval of PZ-210826-20, regarding recommended approval of the SKOL Trucking site plan at 2415 Robinson Avenue NE subject to the City Code clarification items listed in P&Z's resolution and subject to the site plan being updated to show adequate screening along the trail.

- 7. Discussion Items -
None
- 8. Reports / Comments and appropriate action thereon:

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a. Commission Members

Commission Member Clayton - noted he is appreciative of the work that John Horton and the Public Works Department did with cleaning up tires along NE 86th Avenue in Bondurant. Noted concerns over the developer raising the grade in DR Horton's Highpoint Estates area. Noted concerns regarding the new trail along the south side of the high school site and whether or not it has stormwater impacts.

Commission Member Cameron - none

Commission Member Mains - asked about whether or not a restrictor was used as part of the City's NE Storm Sewer Project in the Bagby area?; Marketa noted she will research this question.

Commission Member Keeran - none

Commission Member Brostrom - none

Commission Member Hoyer - none

b. Commission Chair

Commission Chair Cuellar - none

c. Planning & Community Development Director

Murray noted that staff has prepared an amended Chapter 151 of the City Code, which will be considered by City Council soon. This amended chapter will allow for certain types of trees to be planted out in the public right-of-way.

d. City Administrator

Oliver - explained that the City will be moving forward with planning efforts in the Central Park area.

e. City Council Liaison

Absent

9. Adjournment

Motion by Commission Member Clayton, seconded by Commission Member Keeran, to adjourn. Vote on motion 7-0. Motion carried. Meeting adjourned at 7:01 p.m.