

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

Bondurant Planning and Zoning Commission
Minutes
July 8, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:05 p.m. and declared a quorum.
2. Roll Call

Present:	Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Kristin Brostrom, Commission Member Brian Clayton, Commission Member Andy Mains
Absent:	Commission Member Wes Hoyer
City Officials Present:	Maggie Murray, Planning & Community Development Director
3. Perfecting and Approval of the Agenda
Motion by Clayton, seconded by Mains, to approve the agenda as is.
Vote on Motion 5-0. Motion carried.
4. Approval of Minutes
Motion by Commission Member Mains, seconded by Commission Member Clayton, to approve the June 24, 2021 Planning & Zoning Commission meeting minutes. Vote on Motion 5-0. Motion carried.
 - a. June 24, 2021
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a. Public hearing regarding a rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South and 1455 Grant Street South
Motion by Commission Member Clayton, seconded by Commission Member Brostrom, to close the regular meeting and enter into the public hearing regarding the request for rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South and 1455 Grant Street South. Vote on Motion 5-0.

Murray presented the staff report. Staff is recommending approval as noted in the P&Z recommendation resolution.

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Brostrom asked if there are other areas in Bondurant where the U-1 District extends beyond where the stream buffer ordinance and floodplain fall? Murray noted that yes, there are likely other areas. The current update to the comprehensive plan should address this topic.

Motion by Commission Member Clayton, seconded by Commission Member Mains, to conclude the public hearing regarding the request for rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South and 1455 Grant Street South. Vote on Motion 5-0.

- b. RESOLUTION NO. PZ-210708-14 - Considering recommended approval of the Conservancy (U-1) to General Commercial (C-2) rezoning request.

Motion by Commission Member Mains, seconded by Commission Member Clayton, to Approve P&Z Resolution 21-0708-14. Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Brostrom. Nays: None. Absent: Commission Member Hoyer. Motion carried 5-0.

- 7. Discussion Items
None

- 8. Reports / Comments and appropriate action thereon:

- a. Commission Members

Commission Member Keeran - asked about the status of a deceleration lane along Dee Street SE in the Prairie Point View subdivision area? Murray noted that she will do some research on this topic.

Commission Member Mains - none.

Commission Member Clayton - asked if the townhomes along Grant Street North being constructed by Oakstone will have rear decks? Murray pulled up the building plans, which show no decks. Clayton noted that trees or fencing should be installed between these units and Grant Street North if there is a safety concern in this area. Murray noted that she will relay this concern the public works.

Commission Member Brostrom - none.

- b. Commission Chair

Commission Chair Cuellar noted that she has received neighbor questions and has seen comments on social media regarding Mi-Fiber's digging in easement areas back on private property. Murray noted that the City has tried to push out some educational information in the past regarding public utility easements and that she will reach out to Nicole so get some further information on social media.

- c. City Administrator
Absent

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d. Directors

Murray noted that the Commission will have a July 22nd meeting. It is anticipated that the Commission will be reviewing the Top Farms rezoning and also the Dollar General site plan.

e. City Council Liaison

Absent

9. Adjournment

Motion by Commission Member Mains, seconded by Clayton, to adjourn. Vote on Motion 5-0. Motion carried. Meeting adjourned at 6:23 p.m.