

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/89541123777>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
NOVEMBER 10, 2022**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 10, 2022, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
 - a. October 27, 2022
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
 - a. RESOLUTION NO. PZ221110-31 - Considering recommended approval of the SE Water Study Annexation Area, and 80/20 annexation within two miles of the City of Altoona's and the City of Mitchellville's city limits
 - b. PUBLIC HEARING 1 - Request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00062-000-000 and 140/00050-002-000
 - c. RESOLUTION NO. PZ221110-32 Considering recommended approval of the request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00062-000-000 and 140/00050-002-000
 - d. PUBLIC HEARING 2 - Request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Parcel 170/00002-000-000
 - e. RESOLUTION NO. PZ221110-33 Considering recommended approval of the request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Parcel 170/00002-000-000
 - f. PUBLIC HEARING 3 - Request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00052-005-000, 140/00053-000,000, and 140/00054-001-000
 - g. RESOLUTION NO. PZ221110-34 Considering recommended approval of the request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels

140/00052-005-000, 140-00053-000-000, and 140/00054-001-000

- h. PUBLIC HEARING 4 - Request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Lots 1 and Outlot Z of the Timmins Acres Final Plat and on Parcels 140/00058-000-000 and 140/00057-001-000
- i. RESOLUTION NO. PZ221110-35 Considering recommended approval of the request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Lot 1 and Outlot Z of the Timmins Acres Final Plat and on Parcels 140/00058-000-000 and 140/00057-001-000
- j. PUBLIC HEARING 5 - Request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on the following Parcels 230/00463-000-000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, and 230/00466-001-000
- k. RESOLUTION NO. PZ221110-36 Considering recommended approval of the request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on the following Parcels 230/00463-000-000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, and 230/00466-001-000
- l. PUBLIC HEARING 6 - Considering text amendments to the following Sections of the City Code regarding the topic of basements 178.02 - Low Density Residential (R-1) District; 178.03 - Medium Density Residential (R-2) District; 178.06 - Planned Unit Development (R-5); 180.05 - Subdivision Design Standards
- m. RESOLUTION NO. PZ221110-37: Considering recommended approval of text amendments to the following Sections of the City Code regarding the topic of basements: 178.02 - Low Density Residential (R-1) District; 178.03 - Medium Density Residential (R-2) District; 178.06 - Planned Unit Development (R-5); 180.05 - Subdivision Design Standards
- n. PUBLIC HEARING 7 - Considering text amendments to the following sections of the City Code regarding the topic of consolidating certain requirements related to outdoor storage, screening, and landscaping: 177.10, 178.07, 178.08, 178.09, 178.10, 178.11, 178.13, 178.14, 179, and 182.
- o. RESOLUTION NO. PZ221110-38 Considering recommended approval of text amendments to the following sections of the City Code regarding consolidating certain requirements related to outdoor storage, screening, and landscaping: 177.10, 178.07, 178.08, 178.09, 178.10, 178.11, 178.13, 178.14, 179, and 182
- p. PUBLIC HEARING 8 - Considering text amendments to the following Sections of the City Code regarding certain residential width/bulk requirements and other minor clean-up language 177.07 - Exceptions,

Modifications, and Interpretations; 178.02 - R-1 Low Density Residential, and 178.03 - R-2 Medium Density Residential

- q. RESOLUTION NO. PZ221110-39: Considering recommended approval of text amendments to the following Sections of the City Code regarding certain residential lot width/bulk requirements and other minor clean-up language: 177.07 - Exceptions, Modifications, and Interpretations; 178.02 - R-1 Low Density Residential, and 178.03 - R-2 Medium Density Residential

- 7. Discussion Items
- 8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. Planning & Community Development Director
 - d. City Administrator
 - e. City Council Liaison
- 9. Adjournment