City of Bondurant
Planning and Zoning Commission
200 2nd St NE, PO Box 37
Bondurant, IA 50035

Meeting Minutes

DATE: August 25, 2022 Torey Cuellar, 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, Lisa Cameron, Torey Cuellar, Karen Keeran, Andy Mains, Kristin Brostrom

   Members Absent: Wes Hoyer

   City Official Present: Planning & Community Development Director, Maggie Murray City Administrator Marketa Oliver, City Planner Isaac Pezley

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

   Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the August 23, 2022, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. **Approval of Minutes**

   Motion by Commission Member Mains, seconded by Commission Member Keeran to approve of the August 11, 2022 meeting minutes. Vote on Motion 6-0-0. Motion carried.

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

   None

6. **Action Items**

   A. RESOLUTION NO. PZ-220728-19: Considering recommended approval of the Wisteria Crossing Preliminary Plat.

   Clayton moves to return to table Resolution No. PZ-220728-19, seconded by Keeran.

   Nolan Ernst, with Stubbs Engineering, addressed the Commission. Ernst stated the plat shows the connection to Pleasant St as well as park land dedication requirements.

Ernst stated they met with Bob Veenstra, from V&K Engineering, to discuss stormwater concerns along the eastern property line. They submitted a stormwater report that was reviewed and commented on by Veenstra. Ernst confirmed the swale along the eastern property line will be lower than the neighboring properties and no stormwater will be draining onto their properties. The site plan also shows a perforated pipe that will divert stormwater to the detention basin.

Cueller asked Ernst if they had any concerns or objections to Veenstra's comments on the stormwater report. Ernst stated they did not. Murray stated Veenstra's comments stated they were meeting the City's requirements.

Motion by Commissioner Mains, seconded by Commissioner Brostrom to approve Resolution No. PZ-220728-19 considering approve of the Wisteria Crossing Preliminary Plat.

Roll Call – Ayes: Commission Member Cuellar, Commission Member Mains, Commission Member Brostrom. Nays: none. Abstentions: Commission Member Clayton, Commission Member Cameron, Commission Member Keeran. Vote on Motion 3-0-0. Motion carried.

Brostrom asked the Commission why there were abstentions.

Clayton stated this is the fourth time the Preliminary Plat has been submitted with last second changes. Clayton stated there has been public concern with this project and he does not want to put his stamp of approval on an item he has not had a chance to review. Murray apologized about the stormwater report being added late to the agenda. Murray stated it was staff's opinion that if V&K Engineering stated the stormwater report showed City's requirements were being met it would be okay with the Commission.

Cameron agreed with Clayton. Cameron stated she has concerns with stormwater. Cameron also stated she has concerns with maintenance of job sites. Cameron stated she believes the lot widths are too small, she understands the widths meet current City code but stated other cities have wider lot width requirements and would like City staff to review.

Keeran stated she did not want to vote on something she did not have time to review.

7. **Discussion Items –** none.

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

a. Commission Members

Brostrom – asked staff about the Capital Crossroads project. Oliver said the City is looking into it and has spoken with Public Works Director John Horton about the project. Murray stated they would discuss adding the project to the Comprehensive Plan.

Clayton – stated he understands City staff are the experts but sometimes things are missed, and the Commission needs time to review agenda items.

b. Commission Chair – stated she would have liked to have known Commission members were going to abstain. Clayton stated he understood what Cuellar was saying but he did not want to influence others voting. Cuellar stated she understood but was surprised when there were three abstentions.

c. Planning & Community Development Director – presented Altoona's annexation plan to the Commission. Murray stated the annexation is a 80/20 annexation. Clayton asked staff to address waiving property taxes for properties located in the Bondurant-Farrar Community School District.

d. City Administrator – none.

e. City Council Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Keeran to adjourn the August 23, 2022, meeting. Vote on Motion. Motion carried unanimously.