

City of Bondurant

Planning and Zoning Commission

200 2nd St NE, PO Box 37

Bondurant, IA 50035



Meeting Minutes

DATE: August 11, 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, Wes Hoyer, Karen Keeran, Andy Mains

Members Absent: Kristin Brostrom,

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 Clayton to approve of the August 11, 2022, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the July 28, 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.

Nolan Ernst, Stubbs Engineering, summarized the Wisteria Crossing Preliminary Plat. This is a residential subdivision with an existing zoning designation of R-2. Stubbs Engineering has submitted three subdivision layouts for the Commission to consider. Option A provides additional park land, Option 2 has the road connection to Pleasant

Street SE, and Option 3 which has the most available park land. Options 1 and 3 do not show a road connection to Pleasant Street SE. Commissioner Hoyer asked if the park land was altered in Option 2. Ernst stated no. Hoyer asked if Stubbs Engineering could provide the street connection as well as the additional park land. Ernst stated the additional parkland was offered in lieu of providing a street connection.

Commissioner Clayton asked for clarification on the elevation of the lots. Previously neighbors expressed concerns with the drainage and elevation of the proposed lots. Ernst stated the retention pond will be lower than the lots. Clayton asked if the swale shown on the site plan will be lower than the neighboring properties. Ernst stated yes, they will be.

City Administrator Oliver stated Prairie Point View Plat 1 has drainage issues. Branden Stubbs stated he met with the property owner with drainage issues and the property owner stated they had previous drainage issues. Oliver asked which neighbor Stubbs met with, he was unsure of their name, he stated they live at 1257 Lincoln Street SE. Bob Veenstra, City Engineer with V&K, stated there was a drainage issue before the subdivision was put in but the new subdivision made the issues worse.

Veenstra stated he does not see a drainage plan submitted with the site plan and believes a plan should be submitted. Stubbs stated he submitted a storm drainage report to the City for review and received comments. They made the adjustments and resubmitted it for review and has not received additional comments from the City.

Clayton stated that he would like to table this agenda item. The Commission was clear on what they wanted to see and Stubbs Engineering submitted three options. Clayton stated he felt the Commission agrees with Veenstra's comments.

Keeran stated the street name changes have not been made.

Stubbs stated at the last Commission meeting he thought there were two outstanding issues with the site plan. Commissioner Cuellar stated there were three issues identified, connection to Pleasant Street SE, drainage and park land dedication. Stubbs stated they wanted to submit multiple options for review but moving forward they will proceed with Option 2.

Motion by Commissioner Clayton, seconded by Commissioner Mains to table Resolution No. PZ-220728-19 considering recommended approval of the Wisteria Crossing Preliminary Plat.

Roll Call – Ayes: Commission Member Clayton, Commission Member Cameron, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer. Nays: none. Abstentions: none. Vote on Motion 6-0-0. Motion carried.

B. PUBLIC HEARING: Request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108.

Motion by Commissioner Mains, seconded by Commissioner Clayton to close the regular meeting and enter into public hearing.

Eric Cannon, Snyder & Associates, described where the property is located. Cannon stated because of the limited frontage the development can have a maximum of 30 lots. Due to this requirement the lots will be larger than normal. Cannon stated the subdivision will meet R-2 requirements except for the rear yard setbacks. Cannon stated they are requesting 30' rear yard setback requirements instead of 35' rear yard setbacks. Cannon added they are providing a sewer connection under Santiago Creek and Pleasant Street.

Keeran stated there may be some park users parking on the streets in this subdivision. Keeran also asked if the houses will be "cookie-cutter" houses or if there will be more variation with the larger lots. Eric Berkey, Berkey Home Builders, stated they plan on providing more housing options for this subdivision.

Clayton stated he believes there should be a sidewalk south to the City park. Cannon stated they were hoping to do a trail connection to the park to meet their park land requirements. Clayton stated he would like to see that trail connection on the plat.

Clayton stated the Commission has had issues with PUDs in the past and asked staff if there was a way to rezone this property with this one exception. Murray stated they would need to meet all R-2 requirements to rezone the property to R-2. Murray stated they would need to acquire a variance from the Board of Adjustment which would be tricky.

Clayton asked if the rezoning could be contingent upon the property being developed by this developer? Murray stated yes, the property could be rezoned with contingencies.

Clayton stated there is a floodplain located on this property, does the developer need special permission to build on the property. Cannon stated yes, they will need a Letter of Map Revision per fill (LOMRf). Cannon stated they have acquired these for other subdivisions.

Murray asked the Commission if basements should be included. Keeran stated yes, and it should be recorded to set a precedence.

Murray asked the Commission if screening should be included along the southern property lines. Cannon stated a perforated tile will be installed to help address stormwater issues. Cannon stated they have concerns about installing a swale or berm as it will make a small lot feel even smaller.

Clayton asked if the sewer line being installed across Santiago Creek is large enough to service the existing houses or will it be able to service future subdivisions. Cannon stated they are still in discussions about installing a 10" or 12" line but they should be able to service future subdivisions.

Brian Carter, 1000 McIntosh Street, asked the Commission and staff if there was ever plans to keep this property as greenspace instead of putting in additional housing. Oliver stated when the City acquired the property for the soccer fields they looked at purchasing this property as well but ultimately it was too expensive.

Murray read an email received by staff to the Commission.

Motion by Commissioner Mains, seconded by Commissioner Clayton to approve to close public hearing.

- C. RESOLUTION NO. PZ-220811-22: Considering recommended approval of the request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108.

Motion by Commissioner Clayton, seconded by Commissioner Mains to approve of Resolution No. PZ-220811-22 considering recommended approval of the request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108 subject to the following items:

- 1.) The development is completed by the applicant
- 2.) Basements are constructed on every property
- 3.) A trail connection is included connecting the subdivision to the Bondurant Recreational Sports Complex

- D. RESOLUTION NO. PZ-220811-23: Considering recommended approval of the site plan at 3410 Henry Street SW.

Brent Culp described the property to the Commission. Culp stated sewer will be extended from Wolf Creek Plat 11. Culp stated the building is a flex-type building with overhead doors placed throughout. Keeran asked if the bay doors will be the same color as the rest of the building. Marty Barkley stated the garage doors will be the same color. He added the building will not be yellow as shown on the site plan, instead it will be beige tones and will look like the existing flex-type buildings in this area. Barkley stated they will work with City staff to ensure their outer appearances match with City Code.

Cameron stated parking in this area is a huge concern. Cameron stated she has concerns regarding the one way in one way out. Cameron stated the interior driving lanes should be wider. Clayton asked if they could include an additional street entrance. Culp stated they are required to have 24' wide driving lane and they are proposing a 25' wide driving lane. Murray stated she reached out to the Fire Department and they did not express concerns with one entrance. Cameron stated she would prefer to see two accesses to the property.

Clayton asked if there are tenants lined up for the building. Barkley stated not at this point.

Clayton stated there are vehicles being parked on the grass in this area and he wants to ensure that does not continue. Culp stated they are required to install 26 parking stalls and they are proposing 36.

Pitts stated the building is a speculative building and will likely attract office types businesses or commercial/industrial type businesses and not necessarily retail businesses.

Murray address the three code clarifications listed in the agenda statement. Culp stated they have no objections to the clarification.

Motion by Commissioner Mains, seconded by Commissioner Clayton to approve of Resolution No. PZ-220811-23 considering recommended approval of the site plan at 3410 Henry Street SW

Roll Call – Ayes: Commissioner Clayton, Commissioner Cameron, Commissioner Cuellar, Commissioner Keeran, Commissioner Mains, Commissioner Hoyer. Nays: none. Abstentions: none. Vote on Motion 6-0-0. Motion carried.

7. Discussion Items – none.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Keeran – Asked staff if Dee and 2nd Street will be opened soon. Staff stated they were unsure and would need to check with Public Works.

Cameron – Stated concerns with Vision Electric. Cameron stated Vision Electric continues to expand their operation and it is an eyesore. Murray stated staff can enforce violations of outdoor storage and illegal parking. Cameron stated she also believes minimum landscaping requirements need to be addressed and increased. Cameron stated other cities are starting to enforce more aggressive landscaping requirements. Oliver stated the City will continue their street tree program this fall.

Clayton urged the Commission to reach out to their legislatures concerning cities providing tax breaks for properties located in school districts that do not traditionally serve their city.

b. Commission Chair – none

c. Planning & Community Development Director – none

d. City Administrator – none.

e. City Council Liaison – none.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the August 11, 2022, meeting. Vote on Motion. Motion carried unanimously.

Meeting adjourned at 7:15 p.m.