

City of Bondurant

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



Meeting Minutes

DATE: December 8, 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, Wes Hoyer, Karen Keeran, Kristin Brostrom, Andy Mains

Members Absent: Torey Cuellar, Lisa Cameron

City Official Present: City Administrator Marketa Oliver, Community Development Director Maggie Murray, City Planner Isaac Pezley, City Council Liaison Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the December 8, 2022, meeting agenda. Vote on Motion 5-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the November 10, 2022, meeting minutes. Vote on Motion 5-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

None

6. Action Items

- A. Public Hearing: Rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density (R-2) District).

Commission Member Keeran opens the Public Hearing at 6:03.

Murray stated this is a staff and City Council initiated rezoning. The City had rezoned other portions of nearby properties that were rezoned. This property was not rezoned at that time as there were commercial plans to develop that property, those plans have since fallen through.

Staff has requested to rezone this property after the adoption of the new Future Land Use map. The new Future Land Use map shows this property as Flex Commercial Use and High Density Residential. Staff's recommendation is capping the maximum amount of residential developed on this property would be 12 units per acre. Murray stated there are some infrastructure plans just to the north of the property the City is confident will go through in the future.

Murray stated property owners were notified and staff received no comments from neighbors

James Holside, addressed the Commission. Holside asked if there are any plans for the property currently or is just to downzone the property. Oliver stated currently

Austin Sullivan, 2nd Street, asked where R-3 would be located on the property. Murray stated R-3 would generally allow for apartment building development but the Building Bondurant states townhome/rowhome development would be more appropriate for this location.

Kyle Lindman, 412 2nd Street SE, addressed the Commission. Lindner stated there are duplexes he rents out and there are currently pine trees separating his properties from this property. Lindner asked if there would be required landscaping before a more intense development. Murray stated the existing tree line will likely remain but any developer would need to address landscaping requirements.

Lindman asked what type of landscaping barriers would be required, trees, shrubs, fence? Murray stated she is not sure but there are landscaping requirements a developer would need to address.

Murray stated staff is recommending approval taking into account the maximum density requirement. Clayton asked if there is any benefit to rezoning the property to R-5

Murray stated the existing warehouse building is a unique situation where a R-5 zoning may be beneficial. Mains asked if a developer wants to rezone the property to R-5 if they would be required to come back to the Commission. Murray stated that is correct and if a developer comes forward with a R-5 use the Commission could address any concerns at that time. Murray stated they would still be required to meet the Future Land Use map.

Commission Member Keeran close the Public Hearing at 6:13.

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom. Nays: none. Abstentions: none. Vote on Motion 5-0-0. Motion carried.

- B. RESOLUTION NO. PZ-221208-40 considering recommended approval of the rezoning from the Medium Industrial (M-2) District to the Central Business (C-

4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2) District).

Motion by Commission Member Mains, seconded by Commission Member Clayton to recommended approval of the rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2) District).

Roll Call – Ayes: Commission Member Hoyer, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Brostrom. Nays: none. Abstentions: none. Vote on Motion 5-0-0. Motion carried.

7. Discussion Items – None.

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – Thanked staff for letting her join via Zoom.

Hoyer – none.

Mains – none.

Clayton – none.

Keeran – none.

b. Commission Chair – Murray stated Council approved meeting dates for 2023. The approved meeting dates were for one Planning and Zoning Commission meeting per month. The meeting schedule was approved with the understanding that special meeting may be called when required. Keeran asked if we were going to keep the Zoom meeting option, Murray stated yes. Murray stated multiple text amendments at the last Commission meeting has been approved by the City Council. Clayton asked about setback requirements for ponds, Murray stated staff is still researching.

c. City Administrator – none.

d. City Liaison – Council is on the same page as the Commission and thanked them for their recommendations.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 6:18.