

**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/84767994567>*

**NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
DECEMBER 14, 2023**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on December 14, 2023, 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. November 9, 2023 Minutes
5. Guests requesting to address the Planning and Zoning Commission
 - a. P&Z Vacancy - Potential New Member Introduction/Interview (Ethan Pitt)
6. Action Items
 - a. - PUBLIC HEARING - Request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District in the Morgan Estates Plat 3 Development Area
 - b. - RESOLUTION NO. PZ-231214-39 - Considering recommended approval of the request to rezone the Morgan Estates Plat 3 Preliminary Plat area from the Agricultural (A-1) District to the Planned Unit Development (R-5) District
 - c. - RESOLUTION NO. PZ-231214-40 - Considering recommended approval of the Morgan Estates Plat 3 Preliminary Plat
 - d. - PUBLIC HEARING - Request to amend the City's Future Land Use Map from an Open Space/Agricultural designation to a Medium Density Residential designation for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan
 - e. - RESOLUTION NO. PZ-231214-41 - Considering recommended approval of a request to amend the City's Future Land Use Map from Open Space/Agricultural to Medium Density Residential for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan
 - f. - PUBLIC HEARING - Request for a substantial modification to the 2019-approved Harvest Meadows Planned Unit Development related to Area D
 - g. - RESOLUTION NO. PZ-231214-42 - Considering recommended approval of a substantial modification request to alter Area D of the Harvest Meadows Planned Unit Development

- h. - RESOLUTION NO. PZ-231214-43 - Considering recommended approval of the Bondurant Industrial Park Plat 2 Preliminary Plat
 - i. - RESOLUTION NO. PZ-231214-44 - Considering recommended approval of the City of Bondurant's Major Streets Master Plan
- 7. Discussion Items - none
- 8. Reports / Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. Planning & Community Development Director / City Planner
 - e. City Council Liaison
- 9. Adjournment