

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
FEBRUARY 14, 2019
MINUTES

1. Call to Order

Commission Chair Jeff Kromrie called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Jeff Kromrie, Commission Member Joe Phearman, Commission Member Karen Keeran, Commission Member Angela McKenzie, Commission Member Torey Cuellar, Commission Member Brian Clayton

Absent: Commission Member Roy McCleary

City Officials

Present: City Administrator Marketa Oliver, Council Member Doug Elrod, City Clerk Shelby Hagan

3. Perfecting and Approval of the Agenda

Motion by Clayton, seconded by Phearman, to approve the agenda. Vote on Motion 6-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – December 13, 2018

Motion by Clayton, seconded by Phearman, to approve the January 24, 2019 minutes. Vote on Motion 6-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission

None.

Motion by McKenzie, seconded by Clayton, to close the regular meeting and move into public hearing at 6:03 p.m. Roll Call: Ayes: McKenzie, Clayton, Kromrie, Keeran, Cuellar, Phearman. Nays: None. Absent: McCleary. Motion Carried 6-0.

6. **PUBLIC HEARING** – Relative to the Kimberley Development Rezoning Application

The Commission discussed the rezoning and the concept plan with the engineer, Erin Ollendike, Civil Advantage, and the developer. Brad Scheib, Hoisington Koegler Group, Inc., submitted a Planning Report that was also discussed. The project has been modified in response to resident and City feedback and has been renamed to Harvest Meadows PUD. A summary of the key changes includes:

- Overall configuration of the PUD has shrunk from approximately 100 acres to 81 acres. This resulted from pulling out lots on the east side of the plat that can be done under the R-2 zoning district. These areas would thus only require platting.

- The total number of units and mix of unit types has changed.
- The size and orientation of the new park has changed.
- Modification of attached townhome area (removal of association building).
- Extension of the bi-attached lots north along the western edge of the park.
- Change in Area A from townhomes to a small lot single family lot pattern and an increase in units and density.

An analysis of the revised concept as it pertains to land use, density, park and trails system, and the roadway network was provided in the Planning Report. The Commission and the engineer and developer discussed the staff recommendations outlined in the Report.

Motion by Phearman, seconded by Cuellar, to close the public hearing and move back to the regular meeting at 8:00 p.m. Roll Call: Ayes: McKenzie, Clayton, Kromrie, Keeran, Cuellar, Phearman. Nays: None. Absent: McCleary. Motion Carried 6-0.

7. **RESOLUTION NO. PZ-190214-04** – Resolution regarding the Kimberley Development Corporation Rezoning from R-2, One- & Two-Family Residential District to R-5, Planned Development District

Motion by McKenzie, seconded by Clayton, to approve RESOLUTION NO. PZ-190214-04 subject to changes discussed. Roll Call: Ayes: McKenzie, Clayton, Kromrie, Keeran, Cuellar, Phearman. Nays: None. Absent: McCleary. Motion Carried 6-0.

8. Discussion Items

- a. Mid Country Way – Mid Country Implement is requesting to rename Franklin Street, Southwest to Mid Country Way in front of their site.

9. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments

Phearman – School District study comments, questioned traffic study update.

Cuellar – None.

Keeran – None.

Clayton – Harvest Meadows comments, snow taking up downtown parking, sledding hill, bus stops during snowstorms comments.

McKenzie – Questioned status of Peterbilt, questioned upcoming commercial projects, questioned the downtown project.

- b. Commission Chair Comments – Vision Electric site comments, buffer and screening comments.

- c. City Administrator Comments – RISE grant, annexation update.

- d. City Council Liaison – MPO survey.

10. Adjournment

Moved by Keeran, seconded by McKenzie to adjourn the meeting at 8:32 p.m. Vote on Motion 6-0. Motion declared carried unanimously.

Shelby Hagan, City Clerk

ATTEST:

Jeff Kromrie, Commission Chair