

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 2019
MINUTES

1. Call to Order

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

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Member Brian Clayton, Commission Member Karen Keeran, Commission Member Joe Phearman, Commission Member Kristin Brostrom, Commission Member Torey Cuellar, Commission Member Angela McKenzie, Commission Member Andy Mains

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Council Member Doug Elrod, City Engineer Bob Veenstra, Fire Chief Aaron Kreuder

3. Perfecting and Approval of the Agenda

Motion by Clayton, seconded by McKenzie, to approve the agenda. Vote on Motion 7-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – September 12, 2019

Motion by McKenzie, seconded by Clayton, to approve the September 12, 2019 minutes. Vote on Motion 7-0. 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 the public hearing at 6:01 p.m. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: Mains. Motion Carried 7-0.

6. **PUBLIC HEARING** – Regarding Bulk Regulations for M1 & M2 and Modifying the Overlay District Provision

No public comment.

City Administrator Oliver explained the changes to the bulk regulations and the overlay district that have been discussed in previous meetings.

Motion by Clayton, seconded by Mains, to close the public hearing and move back into the regular meeting at 6:06 p.m. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

7. **RESOLUTION NO. PZ-190923-24** – Resolution regarding the Bulk Regulations for M1 & M2

Motion by Clayton, seconded by McKenzie, to approve RESOLUTION NO. PZ-190923-24. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

8. **RESOLUTION NO. PZ-190923-25** – Resolution regarding the Modification of the Overlay District Provision

The Commission pointed out a few minor typos that need corrected to stay consistent with the wording throughout the ordinance.

Motion by McKenzie, seconded by Clayton, to amend and approve RESOLUTION NO. PZ-190923-25. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

9. **RESOLUTION NO. PZ-190923-26** – Resolution regarding the Site Plan for Project Bluejay

Andy Moffitt, Ryan Companies, presented the project to the Commission. The project is a distribution facility that is approximately 780,000 square feet and approximately five stories high. The location of the project would be located on the Certified Site. The facility would have over 1,000 employees for each shift with a two shift operation. The client wishes to be operational by early summer 2021. The client is remaining confidential. Chris Bauer, Shive-Hattery, Inc., explained the Site Plan to the Commission. There is a traffic impact study being conducted. Adjacent upgrades to infrastructure will need to take place to urbanize 32nd Street and Grant Street, including signalized intersections, curbs and storm. Bob Veenstra, City Engineer from Veenstra & Kimm, Inc., discussed the detention ponds, stormwater, berming, sound barriers, etc.

Motion by Clayton, seconded by Phearman, to approve RESOLUTION NO. PZ-190923-26. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

10. Reports/Comments and appropriate action thereon:

a. Commission Member Comments

McKenzie – Questioned the timeline for the 10th Street Extension Project.

Clayton – Questioned the funding source for the upgrades needed for the Project Bluejay.

Keeran – None.

Mains – None.

Phearman – None.

Brostrom – None.

- b. Commission Chair Comments – Thanked Marketa for the work on the Certified Site project.
- c. City Administrator Comments – Certified Site update, REAP grant update.
- d. City Council Liaison – None.

11. Adjournment

Moved by Mains, seconded by Phearman, to adjourn the meeting at 6:53 p.m. Vote on Motion 7-0.
Motion declared carried unanimously.

Shelby Hagan, City Clerk

ATTEST:

Torey Cuellar, Commission Chair