

CITY OF BONDURANT  
PLANNING AND ZONING COMMISSION  
OCTOBER 24, 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, Planning & Community Development Director Maggie Murray

3. Perfecting and Approval of the Agenda

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

4. Approval of the Commission Minutes – September 23, 2019

Motion by McKenzie, seconded by Clayton, to approve the September 23, 2019 minutes. Vote on Motion 7-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None.

6. **RESOLUTION NO. PZ-191024-27** – Resolution regarding the Generation Next Site Plan

Maggie Murray, Planning & Community Development Director, presented the Staff Report for the Site Plan. Thad Long, SVPA, presented the building materials to the Commission, and Brent Culp, Snyder & Associates, answered questions pertaining to the Site Plan.

Motion by McKenzie, seconded by Mains, to approve RESOLUTION NO. PZ-191024-27 with the four conditions Maggie Murray, Planning & Community Development Director addressed in the Staff Report. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

7. **RESOLUTION NO. PZ-191024-28** – Resolution regarding the Revised Roadside Machinery & Supplies Co. Site Plan

Maggie Murray, Planning & Community Development Director, presented the Staff Report for the conceptual plan. Joe Schmidtlein, Roadside Machinery & Supplies Co., explained the proposed two development lots and the reasoning behind moving the building location to the north side.

The Planning & Zoning Commission discussed the conceptual plan Roadside Machinery & Supplies Co. submitted. A more engineered Site Plan will be submitted for the next meeting.

8. **RESOLUTION NO. PZ-191024-29** – Resolution regarding the Iowa Floor Covering Site Plan

Maggie Murray, Planning & Community Development Director, presented the Staff Report for the Site Plan. Tyler Knudson and Ryan Graves, Iowa Floor Covering, explained their plans with the property.

Motion by Keeran, seconded by Brostrom, to table RESOLUTION NO. PZ-191024-29. Roll Call: Ayes: McKenzie, Clayton, Cuellar, Keeran, Mains, Phearman, Brostrom. Nays: None. Absent: None. Motion Carried 7-0.

Planning & Community Development Director Murray suggested a follow up meeting with Bob Veenstra, City Engineer, and John Horton, Public Works Director to discuss the stormwater plan for downtown.

The Commission had a discussion regarding downtown, the possible text amendment for Industrial Districts to allow certain uses, and commercial materials.

9. Reports/Comments and appropriate action thereon:

a. Commission Member Comments

McKenzie – Project Bluejay questions.

Clayton – Comments regarding the Staff Reports.

Keeran – Questioned the tornado sirens near Project Bluejay.

Mains – None.

Phearman – Questioned Mid Country's barbed wire, questioned A3 Auto's parking lot, comments regarding the Planning & Zoning Commission submittal schedule.

Brostrom – Welcomed Maggie.

b. Commission Chair Comments – Welcomed Maggie.

c. City Administrator Comments – Hines property update.

d. Planning & Community Development Director – None.

e. City Council Liaison – Council update.

10. Adjournment

Moved by McKenzie, seconded by Mains, to adjourn the meeting at 8:31 p.m. Vote on Motion 7-0. Motion declared carried unanimously.

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Shelby Hagan, City Clerk

ATTEST:

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Torey Cuellar, Commission Chair