

CITY OF BONDURANT  
PLANNING AND ZONING COMMISSION  
January 23, 2020  
MINUTES

1. Call to Order

Commission Chair Cuellar called the meeting to order at 6:01 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 Daniel Hoffman-Zinnel, Commission Member Andy Mains

City Officials

Present: City Administrator Marketa Oliver, Interim City Clerk Craig Marshman, Planning & Community Development Director Maggie Murray, City Engineer Bob Veenstra

3. Perfecting and Approval of the Agenda

Motion by Mains, seconded by Hoffman-Zinnel, to approve the agenda. Vote on Motion 7-0. Motion carried.

4. Approval of the Commission Minutes – January 9, 2020

Motion by Phearman, seconded by Hoffman-Zinnel, to approve the January 9, 2020 minutes. Vote on Motion 7-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None

6a. **RESOLUTION NO. PZ-200109-01** – Resolution regarding case #2020.R.1 – Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1) on Parcel #7923-12-100-001.

Motion by Keeran, seconded by Brostrom, to approve Resolution No. PZ-200109-01. Roll Call: Ayes: Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel. Nays: Clayton, Mains. Absent: None. Motion carried 5-2.

6b. **RESOLUTION NO. PZ-200109-02** – Resolution regarding I-80 Business Park Preliminary Plat.

Motion by Keeran, seconded by Phearman, to deny Resolution No. PZ-200109-02. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

Motion by Hoffman-Zinnel, seconded by Mains, to close the regular meeting and move into public hearing at 6:45 p.m. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7a. **PUBLIC HEARING** – Case #2020.R.2 – Request for Rezoning from Agricalural (A-1) to Medium Density Residential (R-2) District for the Sankey West Rezoning Area.

Motion by Mains, seconded by Hoffman-Zinnel, to close the public hearing and move back to the regular meeting at 7:14 p.m. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7a(1). RESOLUTION NO. PZ-200123-04 – Resolution Regarding Rezoning Case #2020.R.2.

Motion by Mains, seconded by Brostrom, to approve Resolution No. PZ-200123-04. Roll Call: Ayes: Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

Motion by Phearman, seconded by Hoffman-Zinnel, to close the regular meeting and move into public hearing at 7:15 p.m. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7b. **PUBLIC HEARING** – Case #2020.R.3 – Request for Rezoning from Agricalural (A-1) to Medium Density Residential (R-2) District for the Sankey East Rezoning Area.

Motion by Mains, seconded by Hoffman-Zinnel, to close the public hearing and move back to the regular meeting at 7:18 p.m. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7b(1). RESOLUTION NO. PZ-200123-05 – Resolution Regarding Rezoning Case #2020.R.3.

Motion by Mains, seconded by Brostrom, to approve Resolution No. PZ-200123-05. Roll Call: Ayes: Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

Motion by Clayton, seconded by Hoffman-Zinnel, to close the regular meeting and move into public hearing at 7:20 p.m. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7c. **PUBLIC HEARING** – Case #2020.R.4 – Request for Rezoning from Agricalural (A-1) to Planned Unit Development (R-5) for the Webb Rezoning Area.

Motion by Phearman, seconded by Mains, to close the public hearing and move back to the regular meeting at 7:47 p.m. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7c(1). RESOLUTION NO. PZ-200123-06 – Resolution Regarding Rezoning Case #2020.R.4.

Motion by Brostrom, seconded by Hoffman-Zinnel, to approve Resolution No. PZ-200123-06. Roll Call: Ayes: Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

Motion by Phearman, seconded by Clayton, to close the regular meeting and move into public hearing at 7:48 p.m. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7d. **PUBLIC HEARING** – Case #2020.R.5 – Request to Modify an Existing Planned Unit Development (R-5) District Designation.

Motion by Mains, seconded by Phearman, to close the public hearing and move back to the regular meeting. Roll Call: Ayes: Clayton, Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

7d(1). RESOLUTION NO. PZ-200123-07 – Resolution Regarding Rezoning Case #2020.R.5.

Motion by Keeran, seconded by Mains, to approve Resolution No. PZ-200123-07. Roll Call: Ayes: Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

Motion by Clayton, seconded by Hoffman-Zinnel, to consider resolution numbers PZ-200123-08, PZ-200123-09, and PZ-200123-10 in one motion. Roll Call: Ayes: Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

8a. RESOLUTION NO. PZ-200123-08 - Resolution Regarding Annexation Case #2020.A.1 – Sankey Summit 100% Voluntary, not within an Urbanized Area of Another Community.

8b. RESOLUTION NO. PZ-200123-09 - Resolution Regarding Annexation Case #2020.A.2 – Sankey Summit, 80/20 Voluntary Annexation, not within an Urbanized Area of Another Community.

8c. RESOLUTION NO. PZ-200123-10 - Resolution Regarding Annexation Case #2020.A.3 – Webb 100% Voluntary Annexation, within an Urbanized Area (of Altoona).

Motion by Keeran, seconded by Phearman, to approve resolution numbers PZ-200123-08, PZ-200123-09, and PZ-200123-10. Roll Call: Ayes: Keeran, Phearman, Brostrom, Cuellar, Hoffman-Zinnel, Mains. Nays: None. Absent: None. Motion carried 7-0.

9. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments  
Hoffman-Zinnel – Meeting with Altoona

Clayton – None

Keeran – None

Mains – MCM clarification

Phearman – None.

Brostrom – Minor streets should not extend all the way through

b. Commission Chair Comments – None.

c. City Administrator Comments – None.

d. City Council Liaison – None.

10. Adjournment

Moved by Keeran, seconded by Mains, to adjourn the meeting at 8:04 p.m. Vote on Motion 7-0.  
Motion carried.

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Craig Marshman, Interim City Clerk

ATTEST:

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Torey Cuellar, Commission Chair