

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

1. Call to Order

Commission Vice Chair Karen Keeran 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 Joe Phearman, Commission Member Angela McKenzie,  
Commission Member Brian Clayton, Commission Member Karen Keeran,  
Commission Member Torey Cuellar

City Officials

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

3. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Torey, to approve the agenda. Vote on Motion 5-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – March 28, 2019

Motion by Clayton, seconded by Phearman, to approve the March 28, 2019 minutes. Vote on Motion 5-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None.

- a. Discussion regarding Iowa Floor Covering Concept – Commission Member Clayton suggested the building should match the aesthetics with the other downtown buildings on the corner of Main Street and First Street.

6. **RESOLUTION NO. PZ-190523-09** – Resolution regarding Tracy Subdivision Preliminary Plat

Motion by Phearman, seconded by Cuellar, to approve RESOLUTION PZ-190523-09. Roll Call: Ayes: McKenzie, Clayton, Keeran, Cuellar, Phearman. Nays: None. Motion Carried 5-0.

7. **RESOLUTION NO. PZ-190523-10** – Resolution regarding the Site Plan for the Sales of Fireworks

Jeremiah Terhark, Iowa Fireworks Company, explained to the Commission that the application is similar to last year's.

Motion by Clayton, seconded by Phearman, to approve PZ-190523-10. Roll Call: Ayes: McKenzie, Clayton, Keeran, Cuellar, Phearman. Nays: None. Motion Carried 5-0.

9. **RESOLUTION NO. PZ-190523-11** – Resolution regarding the BOA recommendations for Used Car Sales

Nathan & Shannon Kannegieter explained to the Commission the purpose of the request. They plan to open a used car dealership. The purchase agreement will be finalized on June 1, 2019 and they plan to renovate the property. Renovations will approximately take four weeks.

The Commission recommends and will allow the overhead doors to remain in the location where they are currently so long as the doors are color consistent with the building color.

Motion by McKenzie, seconded by Cuellar, to approve PZ-190523-11 with the stated recommendations. Roll Call: Ayes: McKenzie, Clayton, Keeran, Cuellar, Phearman. Nays: None. Motion Carried 5-0.

10. **INTERVIEWS** –

- a. Tabetha Gerdner – unable to attend.
- b. Kristin Brostrom
- c. Andy Mains

The Commission interviewed Kristin Brostrom and Andy Mains for the vacant positions. Motion by Clayton, seconded by Cuellar, to appoint Brostrom and Mains to the Commission. Vote on Motion 5-0. Motion declared carried unanimously.

11. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments
  - Phearman – Questioned Code Enforcement position, questioned Mid-States gravel parking lot.
  - Cuellar – None.
  - Clayton – Questioned if we monitor developers, questioned Vision Electric parking.
  - McKenzie – Questioned old Union 76 Station, volunteer group update.
- b. Commission Vice Chair Comments – Questioned the following: Casey's timeline, C&R Discount update, annexation update, Post Office update, downtown building and street trees.
- c. City Administrator Comments – Flummerfelt update, August 6<sup>th</sup> Election for LOSST, Planner applicant update, Mud Creek Relocation update, 15<sup>th</sup> Street Bridge update, 2<sup>nd</sup> Street Culver Project update, Lincoln Street Project update, rebranding update, City Park house update, Transportation, Comprehensive and Parks & Recreation Plan update, sewer plan, and Regional Master Plan update.
- d. City Council Liaison – Council update.

12. Adjournment

Moved by Phearman, seconded by Cuellar to adjourn the meeting at 8:04 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

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Shelby Hagan, City Clerk

ATTEST:

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Karen Keeran, Vice Chair