

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
JULY 11, 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 Andy Mains, Commission Member Kristin Brostrom

Absent: Commission Member Torey Cuellar

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Council Member Doug Elrod, Planning Intern Nelson Loring

3. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Phearman, to amend and approve the agenda by adding appointing a Chair and Vice Chair after Item #3. Vote on Motion 6-0. Motion declared carried unanimously.

4. Chair Appointments

Motion by Clayton, seconded by McKenzie, to approve the appointment of Board Member Torey Cuellar as Chair and Karen Keeran as Vice Chair. Vote on Motion 6-0. Motion declared carried unanimously.

5. Approval of the Commission Minutes – May 23, 2019

Motion by Clayton, seconded by Phearman, to amend and approve the May 23, 2019 minutes stating that Kristin Brostrom was in attendance and interviewed, and Tabetha Gerdner was unable to attend and absent. Vote on Motion 6-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None.

6. **RESOLUTION NO. PZ-190711-12** – Resolution regarding the Casey's General Store Site Plan

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-12. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

7. **RESOLUTION NO. PZ-190711-13** – Resolution regarding the Foggy Bottoms Preliminary Plat

Motion by McKenzie, seconded by Mains, to approve RESOLUTION PZ-190711-13. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

8. **RESOLUTION NO. PZ-190711-14** – Resolution regarding the Wolf Creek Plat 13

Kory Marsh, Snyder & Associates, Inc. reported that this is the final installment of the P.U.D.

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-14. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

9. **RESOLUTION NO. PZ-190711-15** – Resolution regarding the Quail Run Plat

Motion by Clayton, seconded by Phearman, to approve RESOLUTION PZ-190711-15. Roll Call: Ayes: McKenzie, Clayton, Mains, Keeran, Phearman, Brostrom. Nays: None. Absent: Cuellar. Motion Carried 6-0.

10. **Discussion Items** –

- a) Concept Plan for DR Horton Project – Dave Stubbs, Stubbs Engineering, explained the proposed project of 109 fifty-five foot lots. The Commission had questions and comments including parkland, connectivity, drainage/detention ponds, lot size and square footage, Comprehensive Plan, etc.

Brian Curnes, Integrity Homes, questioned the drainage and stormwater management of the proposed property.

Jeff Watson, 802 13th Street, Southeast, expressed his concerns with the additional development.

11. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments

Brostrom – None.

Phearman – Questioned sidewalk at 319 Washington Avenue, SE, Vision Electric's parking lot, and the Pre-Cast parking lot.

Mains – None.

Clayton – DR Horton Concept Plan comments.

McKenzie – Easement education comments.

- b. Commission Vice Chair Comments – Reported on the break-ins at the sports complexes.

- c. City Administrator Comments – Updated the Commission on grants, events, projects, etc.

d. City Council Liaison – Left prior to adjournment.

12. Adjournment

Moved by Phearman, seconded by Mains to adjourn the meeting at 8:04 p.m. Vote on Motion 6-0.
Motion declared carried unanimously.

Shelby Hagan, City Clerk

ATTEST:

Karen Keeran, Vice Chair