

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
FEBRUARY 25, 2021
MINUTES

1. Call to Order

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

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Virtually: Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Andy Mains, Commission Member Brian Clayton, Commission Member Daniel Hoffman-Zinnel, Commission Member Wes Hoyer*.

Commission Member Wes Hoyer was present the entire meeting; however, his presence was not noticed by staff until Agenda Item 10. The original votes during this meeting were updated to reflect Hoyer's vote, as Hoyer agreed to during Agenda Item 10.

Absent: Commission Member Brostrom

City Officials

Present: Maggie Murray, Planning & Community Development Director;
Councilman Bob Pepper

3. Perfecting and Approval of the Agenda

Motion by Hoffman-Zinnel, seconded by Mains, to approve the agenda. Vote on Motion 6-0. Motion carried unanimously.

4. Approval of the Commission Minutes – January 28, 2021

Motion by Mains, seconded by Hoffman-Zinnel, to approve the January 28, 2021 minutes. Motion carried.

5. Guests requesting to address the Commission – none.

6. **RESOLUTION 21-0225-02:** Considering recommended approval of the MidAmerican Energy Company Plat of Survey (Parcel 2021-3).

Murray summarized the staff report. A plat of survey has been prepared for an area just north of Bondurant's city limits and because it's within 2 miles of city limits, review

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by the Commission and Council is required prior to recording. MidAmerican intends to construct a substation on this plat of survey land. Staff has conducted a review of the Subdivision Code and does not see any concerns with the split proposed. Since this land is located in unincorporated Polk County, Polk County will have zoning and site plan jurisdiction of the substation.

Clayton noted that there is a transmission line south of NE 94th Avenue in this area and asked why the substation will be situated on the north side of the street? Marty Dostalík, Civil Engineering Consultants, explained that the substation will be located on the north side of the street because this is where the land is available in the area. Dostalík noted the structures will be approximately 50' high.

Clayton noted this area is a wet corner and asked if any stormwater improvements are proposed with the development? Dostalík noted that Polk County has stormwater requirements, so the post development stormwater calculations will result in better stormwater management than pre-development conditions.

Murray asked Dostalík if Polk County has approved the site plan yet? Dostalík noted that the County is still reviewing.

Keeran asked if there are any City of Bondurant plans for annexation for this substation area? Murray noted that the City currently has no voluntary requests for annexation within this area north of Bondurant's city limits.

Hoffman-Zinnel asked if there is any existing residential development within close proximity to the substation proposed? Dostalík noted there is no existing development on the existing 80-acre parcel proposed for splitting.

As a disclaimer, Mains noted that he is employed by MidAmerican Energy Company but noted that this will not have an impact on how he votes.

Motion by Clayton for recommended approval of Resolution 21-0225-02 regarding the MidAmerican Energy Company Plat of Survey (Parcel 2021-3). Seconded by Keeran. Roll Call: Ayes: Cuellar, Mains, Keeran, Hoffman-Zinnel, Clayton, Hoyer. Nays: None. Absent: Brostrom. Motion carried 6-0.

10. Reports/Comments and appropriate action thereon:

a. Commission Member Comments

Mains – nothing.

Clayton – nothing.

Hoffman-Zinnel – nothing

Keeran – nothing

Hoyer – nothing.

b. Commission Chair Comments – nothing.

c. City Administrator Comments – absent.

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- d. **Planning & Community Development Director** – noted that the City received 5 submissions for the Comprehensive Plan RFP and that the RFP Scoring Committee will begin reviewing.
- e. **City Council Liaison** – nothing.

11. Adjournment

Moved by Keeran, seconded by Hoffman-Zinnel, to adjourn the meeting at 6:14 p.m. Vote on Motion 6-0. Motion carried.

Maggie Murray, Planning & Community Development Director

ATTEST:

Torey Cuellar, Commission Chair