

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

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

1. Call to Order

Commission Member Cuellar called the meeting to order at 6:05 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 Kristin Brostrom, Commission Member Wes Hoyer

Absent: None.

City Officials

Present: City Clerk Shelby Hagan  
Virtually: Maggie Murray, Planning & Community Development Director; Marketa Oliver, City Administrator, City Council Member Bob Peffer

3. Perfecting and Approval of the Agenda

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

4. Approval of the Commission Minutes – March 11, 2021

Motion by Brostrom, seconded by Mains, to approve the March 11, 2021 minutes. Motion carried.

5. Guests requesting to address the Commission – none.

6. **RESOLUTION NO. 21-0325-04:** Considering recommended approval of the Jennings Subdivision Preliminary Plat (unincorporated Polk County)

Murray briefed the Commission on the Preliminary Plat. Brostrom questioned the right-of-way and if the City should require a bigger right-of-way for future development.

Wally Pelds, Pelds Design Services, explained that the right-of-way is what the County currently requires.

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**Motion by Clayton, seconded by Mains, for recommended approval of RESOLUTION NO. 21-0325-04. Roll Call: Ayes: Cuellar, Mains, Keeran, Brostrom, Clayton, Hoyer. Nays: None. Absent: None. Motion carried 6-0.**

7. **DISCUSSION ITEM:** potential preliminary plat and rezoning request by Hubbell Realty Company for land north of the Park Side Plat 2 area.

Murray explained that the developer is seeking feedback for a potential development north of Park Side.

Steve Moseley, Hubbell Realty Company, presented the concept plan to the Commission. The development is north of Park Side and includes multi-family, single-family and townhomes.

The Commission discussed the lot sizes, detention ponds, parkland, the density, traffic, etc.

8. Reports/Comments and appropriate action thereon:

**a. Commission Member Comments**

**Mains** – None.

**Brostrom** – None.

**Clayton** – None.

**Keeran** – None.

**Hoyer** – None.

**b. Commission Chair Comments** – None.

**c. City Administrator Comments** – Confluence was selected to update the Comprehensive Plan, survey pertaining to City Park, evaluations, and development comments.

**d. Planning & Community Development Director** – The next meeting on April 8<sup>th</sup> has two items on the agenda thus far.

**e. City Council Liaison** – None.

9. Adjournment

**Moved by Mains, seconded by Clayton, to adjourn the meeting at 6:48 p.m. Vote on Motion 6-0. Motion carried.**

ATTEST:

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Shelby Hagan, City Clerk

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Torey Cuellar, Commission Chair