

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

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
APRIL 15, 2021
MINUTES

1. Call to Order

Commission Member Cuellar called the meeting to order at 6:01 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

City Officials

Present: City Clerk Shelby Hagan, Marketa Oliver, City Administrator

3. Perfecting and Approval of the Agenda

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

4. Approval of the Commission Minutes – April 8, 2021

Motion by Clayton, seconded by Brostrom, to approve the April 8, 2021 minutes.
Motion carried.

5. Guests requesting to address the Commission – None.

6. **RESOLUTION 21-0408-07:** Considering recommended approval of DR Horton Highpoint Estates

City Administrator Oliver reported on the agreement the City had with Quail Run regarding the right-of-way for the purpose installing a trail during a street widening project in the future. The commission, staff, engineer, and developer discussed the trail, right-of-way, the road network, the school's comments regarding the stubbed street shown in the original preliminary plat, and the density of the development.

Motion by Keeran, seconded by Clayton, to approve RESOLUTION NO. 21-0408-07 with the following recommendations:

1. That the Developer pay the amount for a 5-foot sidewalk along Grant street, that will be developed at some future point in time when the street is urbanized; and

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2. That the Developer pay for the appropriate share of the 86th Street/16th Street development.
3. That as required by Section 180.06.8.B of the Subdivision Code, payment in lieu of the required public parkland dedication is required prior to final plat approval since no public parkland is proposed. Per Section 180.06.7, a mutually appointed Appraiser will determine the fair market valuation for such required fee and the developer shall pay any expenses accrued in the determination of the payment amount.
4. Once the City is in receipt of a final plat in this area showing more than 30 units, pavement of NE 86th Avenue will be required so that a second acceptable fire apparatus road exists in this subdivision area (Appendix D of Fire Code); and
5. That the Developer work with the City Engineer to determine optimum grades on the Grant Street side to drain stormwater most effectively while also facilitating plans for future urbanization.

Roll Call: Ayes: Cuellar, Mains, Keeran, Brostrom, Clayton, Hoyer. Nays: None. Absent: None. Motion carried 6-0.

7. **RESOLUTION 21-0415-08:** Considering recommended approval of the Site Plan for the Downtown Project

Don Marner, Snyder & Associates, presented the Site Plan along with Andrew Tulp, Story Construction.

Motion by Hoyer, seconded by Mains, to approve RESOLUTION NO. 21-0415-08. Roll Call: Ayes: Cuellar, Mains, Keeran, Brostrom, Clayton, Hoyer. Nays: None. Absent: None. Motion carried 6-0.

8. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments
 - Mains – Nuisance property east of the Coop.
 - Brostrom – Questioned Stormwater recommendations from Capital Crossroads, sidewalk policy comments.
 - Clayton – Comments regarding the Highpoint Estates Plat.
 - Keeran – None.
 - Hoyer – None.
- b. Commission Chair Comments – Appreciate the diverse feedback and comments from the Commission.
- c. City Administrator Comments – Comments regarding the corridor study and plans.
- d. Planning & Community Development Director – Absent.
- e. City Council Liaison – Absent.

9. Adjournment

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Moved by Mains, seconded by Brostrom, to adjourn the meeting at 6:41 p.m. Vote on Motion 6-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Torey Cuellar, Commission Chair