

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

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
July 9, 2020
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 Kristin Brostrom, Commission Member Daniel Hoffman-Zinnel, Commission Member Andy Mains, Commission Member Joe Phearman

Absent: Commission Member Brian Clayton

City Officials

Present: Maggie Murray, Planning & Community Development Director; Marketa Oliver, City Administrator; Council Member Doug Elrod

3. Perfecting and Approval of the Agenda

Elrod noted that the link to the agenda on the City's website does not work. Oliver noted that since the notice of this evening's public hearing was printed in the newspaper, this hearing can move forward as scheduled. Oliver noted that staff will look into to have it addressed prior to the next meeting.

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

4. Approval of the Commission Minutes – June 11, 2020

Motion by Hoffman-Zinnel, seconded by Keeran, to approve the June 11, 2020 minutes. Vote on Motion 6-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None

6. **PUBLIC HEARING:** Request for rezoning from Agricultural (A-1) to Medium Density Residential (R-2) on land owned by the Bondurant-Farrar Community School District at 1000 Grant Street North.

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Motion by Main, seconded by Brostrom, to enter into the public hearing at 6:05 p.m. Motion carried 6-0.

Murray summarized the staff report. The request is that the land that the High School is situated on be rezoned from Agricultural (A-1) to Medium Density Residential (R-2). Back when this land was annexed into Bondurant's city limits in 2007, it does not appear that a zoning district designation was established so the land is still zoned A-1. The purpose of this rezoning request is to first, make sure that the current use is a permitted use, and second, to allow for potential consideration of the upcoming Junior High site plan on this land. Staff is viewing this as a minor cleanup of the City's Zoning Map.

Elrod asked if a school use is a permitted use of the A-1 District? Murray stated no.

Motion by Hoffman-Zinnel, seconded by Phearman, to close the public hearing and move back to the regular meeting at 6:07 p.m. Motion carried 6-0.

- a) **RESOLUTION 200709-27:** Considering recommended approval of the rezoning request.

Motion by Mains, seconded by Brostrom, for recommended approval of the request for rezoning from Agricultural (A-1) to Medium Density Residential (R-2) on land owned by the Bondurant-Farrar Community School District at 1000 Grant Street North. Roll Call: Ayes: Hoffman-Zinnel, Mains, Keeran, Cuellar, Phearman, Brostrom. Nays: None. Absent: Clayton. Motion carried 6-0.

9. Reports/Comments and appropriate action thereon:

- a. Commission Member Comments

Hoffman-Zinnel – none.

Keeran – none.

Mains – none.

Phearman – none.

Brostrom – Brostrom asked if the Commission will be receiving a copy of the City's Stormwater Master Plan? Murray noted that she reached out to the Public Works Director today on this, and that he is still waiting for the final copy of this plan. Once this is received, Murray will pass along to the Commission.

- b. **Commission Chair Comments** – Cuellar asked the Commission if they would be available to meet on July 30th instead of July 23rd. Murray noted that staff has a conflict. The Commission was fine with this change.
- c. **City Administrator Comments** – Oliver noted that at their next meeting, the Commission will be considering an amendment to the City's Future Land Use Map as part of the City's Comprehensive Plan so that a parcel of undeveloped land along 15th Street SW and NE 64th Street is potentially guided for future industrial use instead of future multi-family use. Oliver noted that the Council Chamber renovations are nearing completion and that it is anticipated that the July 30th P&Z meeting can be held in person with the correct social distancing measures. Oliver also noted that a Zoom option will still be available.

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- d. **Planning & Community Development Director** – Murray provided some updates to some Commission member questions from last meeting. Murray noted that the WRA has not expanded their pilot program for their catch lids, as they are still in their testing phase – but if this program starts back up again, the staff will keep the Commission updated. Murray also noted that she reached out to Bob Veenstra to confirm that the sanitary sewer main proposed as part of the Sankey Summit area is deep enough to allow for connection to it by the school.
- e. **City Council Liaison** – Elrod noted that Council approved their final reading of the first phase of the Deer Ridge Drive NW Traffic Ordinance. Elrod noted that Council approved the City's Social Media Policy.

10. Adjournment

Moved by Brostrom, seconded by Keeran, to adjourn the meeting at 6:15 p.m. Vote on Motion 6-0. Motion carried.

Maggie Murray, Planning & Community Development Director

ATTEST:

Torey Cuellar, Commission Chair