

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

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
September 24, 2020
MINUTES

1. Call to Order

Acting Commission Member Keeran 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 Karen Keeran, Commission Member Kristin Brostrom, Commission Member Andy Mains, Commission Member Brian Clayton, Commission Member Daniel Hoffman-Zinnel. Commission Member Joe Phearman joined during Agenda Item #7.b.

Absent: Commission Member Torey Cuellar

City Officials

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

3. Perfecting and Approval of the Agenda

Motion by Brostrom, seconded by Hoffman-Zinnel, to approve the agenda. Vote on Motion 5-0. Motion carried.

4. Approval of the Commission Minutes – September 14, 2020

Motion by Hoffman-Zinnel, seconded by Mains, to approve the September 14, 2020 minutes. Vote on Motion 5-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None

6. **RESOLUTION 200924-36:** Considering recommended approval of waiving review of the McConnell Plat of Survey (Parcels 2020-150 & 2020-151).

Terry Coady, Snyder & Associates, summarized the McConnell plat of survey. This area is located west of Bondurant's city limits along NE 70th Avenue west of NE 56th Street. This split is located within 2 miles of Bondurant's city limits. There are currently two parcels in this area that are proposed for reconfiguration. Matt, the son of the current owners, is wanting to purchase the smaller of the two reconfigured parcels so that he can construct a homestead at this location. Polk County is currently reviewing this plat of survey. They are considering it a boundary line adjustment.

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Keeran asked if there were any additional comments from staff? Murray noted there are no concerns from staff. Staff is treating this as a waiver of the City's review of this plat of survey since Polk County is treating it as a boundary line adjustment only.

Motion by Brostrom for recommended approval of the plat of survey waiver request, seconded by Mains. Roll Call: Ayes: Mains, Keeran, Hoffman-Zinnel, Phearman Brostrom, Clayton. Nays: None. Absent: Cuellar, Phearman. Motion carried 5-0.

7. Reports/Comments and appropriate action thereon:

a. **Planning & Community Development Director –**

- a. **Generation Next elevations amendment** – Murray explained that she is seeking guidance from the Commission when projects with elevations that have been approved as part of the site plan review propose an amendment to the elevations during construction. Murray noted that currently the Generation Next site is seeking elevation amendment approval from their elevations that were approved back in 2019.

Clayton noted concerns over a project receiving elevation approval by the Commission and Council and then trying to sneak in a lot of changes after the fact that might not meet code.

Murray noted that she will definitely bring back requests when there is an alternative building material proposed not listed in the Code, as the Zoning Code gives the Commission and Council the authority to make this determination. Murray noted that if something is not meeting Code, it would require Board of Adjustment approval. Murray also noted that the proposed amendment to the Generation Next elevations meet the City's building design and material requirements and that there are not alternative materials in question with this amendment request.

Thad Long, SVPA Architects, summarized the changes proposed. The Nichiha cement board paneling that was shown as part of the 2019-approved elevations is coming in at a price that does not make sense for the project. The proposed amended elevations show less Nichiha and instead incorporate some areas of brick and some areas of EIFS. The developers really liked the look of the 2019 elevations, so the EIF will be installed with similar color banding so that there is not much of a visual change between the two elevations.

Elrod questioned the use of EIFS, as historically this has been a concern in the insurance world unless he is unaware of newer technologies of EIFS.

Thad Long noted that there are correct and incorrect ways of installing EIFS. The elevations show that the EIFS proposed will be kept off of the ground. As part of the installation, the correct backing will be taken into account. Noted that with the

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amendments proposed, he is trying to keep the look the same. Agreed that the Nichiha is a higher-class material, but noted that EIFS is recognized as a secondary material.

Murray clarified that other sections of Bondurant's Zoning Code treat EIFS and stucco as being the same secondary material, so the use of EIFS is not a code issue.

It was discussed that the Commission is comfortable with leaving minor amendment decisions at the staff level and that the Commission trusts staff to make the determination with Commission and Council re-review and re-approval is necessary.

- b. **Project Bluejay (Amazon) site plan amendment** – Murray explained that Project Bluejay is proposing a site plan amendment to their 2019-approved site plan. They are wanting to construct a new truck trailer parking lot along Highway 65 that will be accessed off of the Shiloh Rose Parkway SW street access area. Murray noted that the changes proposed do not necessarily trigger re-review by the Commission and Council but that staff is bringing this to the Commission's attention so that they are aware of the amendment proposed. Murray noted that no review by the Commission and Council is required since there are no new curb cuts out to a public street proposed and because the changes proposed do not significantly change on site traffic, as determined by the City Engineer.

Murray noted that the amendment is only in the form of a preliminary concept but should they choose to move forward with it, a more detailed document must be prepared. Murray noted that the following preliminary feedback has already been relayed to Ryan Companies and Shive-Hattery:

1. Prior to beginning this work, an amended stormwater management report will need to be reviewed and approved by the City Engineer.
2. Prior to beginning this work, an amended landscaping plan will need to be submitted showing compliancy with the following:
 - a. The Overlay District notes that loading docks, service areas, or overhead doors shall not face the Highway 65 corridor if other positioning is available. If no other site positioning is available for this truck loading/service area, then the City would expect that as part of this updated landscaping plan, that a berm buffer and landscaping is incorporated into the design of this site.
 - b. Where parking lot pavement is visible from a street, at least 5% of the parking lot area must be landscaped.
 - c. At least 1 tree must be planted per each 6 parking, loading, and stacking spaces on site. Provide calculations that this is either currently being met or will be met with an updated landscaping plan.
3. The site plan will need to show that the work proposed will be situated entirely on the site's Limited Industrial (M-1) portion of the site and not the Conservancy (U-1) portion of the site.

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Murray explained that the City Engineer noted that this is the logical location on site if Amazon is in need of additional truck trailer parking. The City Engineer noted that the only other option on site would be at the site's southeast corner, however, this would not be ideal as it closer to the Wolf Creek neighborhood.

Murray noted that the preliminary concept is showing that the lot will be constructed 100' away from the Highway 65 right-of-way.

Keeran noted that is important that the recognize that this cannot be used as an overnight truck stop.

Clayton noted that this new truck trailer parking area will be huge and will need to be hidden from the Highway 65 Corridor.

Phearman asked if this parking lot will also be screened from the north and the south? Murray noted that the Code is trying to achieve screening from the Highway 65 corridor, so this can be taken into account.

Phearman asked if this lot will also be screened from Grant Street South? Murray noted that this likely cannot be required as the Overlay is intending to screen from Highway 65.

Brostrom asked if the concept is showing curbing? Murray noted that it is unclear with this preliminary concept but that the code will require the detailed plans show this required curbing.

b. Commission Member Comments

Mains – none.

Brostrom – none.

Clayton – noted that some of the trees are dead at the Midstates Precast Products site along Highway 65. Murray noted that she will look into this. Murray also noted that this site likely has some other site plan violations, as it appears that their employees are parking on grass and gravel. Noted that it should be a text amendment priority that subdivisions over X amount of homes along certain streets flat out require turn lanes instead of having to wait for the Traffic Impact Study.

Hoffman-Zinnel – asked what Project Bluejay has planned for the SE corner of their lot? Phearman answered that at the time the site plan was presented, it was noted that there are some easement restrictions in this area and that potentially in the future Amazon might look to sell this area off for development. Also asked when the road leading into Wolf Creek will be reopened? Murray and Oliver noted that they were uncertain of the date but that this information can be found on the City's website.

Phearman – none.

- c. **Acting Commission Chair Comments** – noted that the Project Bluejay ditch along Grant Street South is full of weeds and overgrowth. Murray noted that she will look into this item.
- d. **City Administrator Comments** – noted that the City will be receiving awards at the upcoming Upper Midwest American Planning Association Conference. Noted that the Arbor

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Ridge Villas Plat 2 amendment to the PUD to not require basements did not pass at the Council-level.

- e. **City Council Liaison** – asked if the Zoning Code defines basements? Murray noted that the Zoning Code requires that basements have a minimum floor to ceiling height of 6 ½’ and that basements are likely further regulated through the City Building Official’s building codes.

10. Adjournment

Moved by Mains, seconded by Hoffman-Zinnel, to adjourn the meeting at 6:43 p.m. Vote on Motion 6-0. Motion carried.

Maggie Murray, Planning & Community Development Director

ATTEST:

Karen Keeran, Acting Commission Chair