1. Call to Order

Commission Chair Jeff Kromrie called the meeting to order at 6:01 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Jeff Kromrie, Commission Member Karen Keeran, Commission Member Brian Clayton, Commission Member Torey Cuellar, Commission Member Joe Phearman

Absent: Commission Member Roy McCleary, Commission Member Angela McKenzie

City Officials
Present: City Administrator Marketa Oliver, Council Member Doug Elrod, Finance Director Lori Dunham

3. Perfecting and Approval of the Agenda

Motion by Clayton, seconded by Cuellar, to approve the agenda as presented. Vote on Motion 5-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – March 22, 2018

Commission Member Clayton requested correction from the verbiage ‘until’ to ‘within’ in the description having to deal the Ihde hard-surfaced driveway timeframe for Resolution No. 18-10. Motion by Phearman, seconded by Clayton to approve the March 22, 2018 minutes as amended. Vote on Motion 5-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission

None.

6. A discussion was held regarding upcoming meeting dates and conflicts in the schedule. It was determined that the next meeting date would be Thursday, May 3, replacing the April 26 meeting date. Thursday, May 10 and Thursday, May 24 meetings would remain on the schedule if needed.

7. RESOLUTION NO. PZ-18-12 – Resolution recommending approval or denial of the Conditional Use Permit submitted by Peterbilt and setting forth criteria for the same

Jerry Oliver, Civil Engineering Consultants, represented Steve Kilstrom, from Peterbilt, and described the potential site at 3507 Grant Street, South, for a 50,000 sq. ft. sales/service center building with a valuation between $7.5-9.0 million. Peterbilt is currently in Altoona and has been re-zoned for a different permitted use. The Bondurant site at the old Union 76 is currently zoned C-2 and an auto
dealership is only allowed under a conditional use permit. Their challenge is that the Commission and City staff think that the project does not fit in the plan for that location. Peterbilt requested that a decision for approval or denial of the conditional use permit be made at this time and not delayed. To delay is to cost Peterbilt money and time. Commission Member Clayton stated that the truck stop down the road causes a lot of congestion and that congestion will come down by that exit. Mr. Oliver stated that the new shop would have 43 employees with 18-19 stalls where the Altoona shop currently has 10 stalls. Service Center hours would be from 7 a.m. to 11 p.m. Monday thru Friday and 7 a.m. to 12 p.m. on Saturdays. Commission Member Clayton asked if they thought about having a second access onto property. Commission Member Kromrie inquired about the building exterior. Mr. Kilstrom indicated that the precast building would not have the large window show room. The property would have $15-20 million of trucks for sale. Commission Member Kromrie stated that the City Planner has not looked at this and a City study is currently being done for this area. The Commission is not in a position to approve the facility.


8. RESOLUTION NO. PZ-18-13 – Resolution recommending change to bulk regulations regarding height (what districts/what height)

Motion by Cuellar, seconded by Phearman, to recommend to the City Council that the bulk regulations be modified to increase the maximum height in both the M-1 Limit Industrial and M-2 Medium Industrial Districts to 65 feet. Roll Call: Ayes: Clayton, Kromrie, Keeran, Phearman, Cuellar. Nays: None. Absent: McKenzie, McCleary. Motion Carried 5-0.

9. RESOLUTION NO. PZ-18-14 – Resolution setting date of public hearing to amend the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of certain real estate from A-1 Agricultural District to M-1 Limited Industrial District


10. RESOLUTION NO. PZ-18-15 – Resolution setting date of public hearing to amend the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification for Frakes Family Farm, from A-1 Agricultural District, to R-2 One and Two Family Residential, pending annexation


11. RESOLUTION NO. PZ-18-16 - Resolution setting date of public hearing to amend the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification for Helena Farms LLC from C-2 General Commercial District to M-1 Limited Industrial District
Planning & Zoning Commission  
April 12, 2018 meeting minutes  
Page 3


12. RESOLUTION NO. PZ-18-17 - Resolution setting date of public hearing to amend the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification for Jay Rosenberger agricultural property from A-1 Agricultural District to M-1 Limited Industrial District


13. REVIEW AND COMMENT – Urban Renewal Amendment

No comment was received.

14. Discussion Items –
   a. Residential homes in C-2 District – There are some homes on Washington Avenue, Southeast, that need to be looked at as far as their zoning. It appears they are built in a C-2 Commercial zone.

15. Annexations
   a. Jerry and Mindla White
   b. Randy and Sara Butler
   c. Frakes Family Farm (Quail Run)

16. Reports and Comments
   a. Commission Member Comments
      Commission Member Phearman – Inquired about annexation process
      Commission Member Cuellar – Peterbilt seemed frustrated with Commission
      Commission Member Clayton – Inquired about the downtown development and Garfield SW property
      Commission Member Keeran – None.
   b. Commission Chair Comments – Inquired about semi-truck container left by Henry Street, SW
   c. City Administrator Comments – Regarding TIF
   d. Council Member Elrod – Two new members on Tree Board, insurance RFP

14. Adjournment

Moved by Keeran, seconded by Phearman, to adjourn the meeting at 7:23 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

________________________________________
Marketa Oliver, City Administrator

ATTEST:
_____________________________________
Jeff Kromrie, Commission Chair