1. **Call to Order**

Commission Chair Jeff Kromrie called the meeting to order at 6:02 p.m.

2. **Roll Call**

Roll call was taken and a quorum was declared.

Present: Commission Chair Jeff Kromrie, Commission Member Brian Clayton, Commission Member Torey Cuellar, Commission Member Joe Phearman, Commission Member Roy McCleary, Commission Member Angela McKenzie

Absent: Commission Member Karen Keeran

City Officials
Present: City Administrator Marketa Oliver, Council Member Doug Elrod, Finance Director Lori Dunham, Administrative Assistant Nicole Van Houten

3. **Perfecting and Approval of the Agenda**

Motion by McCleary, seconded by Cuellar, to approve the agenda as presented. Vote on Motion 6-0. Motion declared carried unanimously.

4. **Approval of the Commission Minutes – April 12, 2018**

Motion by McCleary, seconded by Phearman to approve the April 12, 2018 minutes. Vote on Motion 6-0. Motion declared carried unanimously.

5. **Guests requesting to address the Commission**

None.

6. **PUBLIC HEARING** – Relative to amending the Zoning Classification of certain real estate from A-1 Agricultural District to M-1 Limited Industrial District (George property)

Motion by Cueller, seconded by Phearman, to close the regular Commission meeting and open the public hearing at 6:04 p.m. Vote on Motion 6-0. Motion declared carried unanimously. Tim George was present to answer any potential public questions. There were none. City Administrator Oliver commented that the upcoming resolution should state that the Commission was approving and forwarding to the Council the land use amendment and rezoning for the George parcels, instead of just rezoning. Motion by McCleary, seconded by Cuellar, to close the public hearing and open the regular meeting at 6:07 p.m. Vote on Motion 6-0. Motion declared carried unanimously.
7. **RESOLUTION NO. PZ-18-18** – Resolution of recommendation 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


8. **PUBLIC HEARING** – Relative to amending the Zoning Classification for Frakes Family Farm, from A-1 Agricultural District, to R-2 One and Two Family Residential, pending annexation

Motion by McCleary, seconded by Cuellar, to close the regular Commission meeting and open the public hearing at 6:09 p.m. Vote on Motion 6-0. Motion declared carried unanimously. Eric Cannon, Snyder & Associates, 2727 SW Snyder Boulevard, Ankeny, representing the Ugulini and Frakes property, described the concepts discussed with staff and Council. The property will have single family homes along Second Street, Northwest, frontage then smart homes with smaller lots (46’ wide x 95’ depth; 1,400 sq. ft. homes), then single family homes again. The developer is requesting PUD zoning instead of R-2, allowing the smart home section. There will also be a pond and 10’ trail with construction costs covered by the developer, meeting parkland development requirements. It was mentioned that the pond would be City owned. Commission Member Clayton was adamant about the pond being privately maintained and that more park land should be donated even though the trail costs are included. The Efnor Estates Park is not very large to accommodate those from another development. Council Member Doug Elrod stated that Council saw the plans at a special study session in order to discuss the concept of PUD development, high density housing that will affect the school system and the need for larger lot size. Mr. Elrod also stated that the residents on the north side of the development could use Eagle Park for green space. Motion by Clayton, seconded by McKenzie, to close the public hearing and open the regular meeting at 6:30 p.m. Vote on Motion 6-0. Motion declared carried unanimously.

9. **RESOLUTION NO. PZ-18-19** – Resolution of recommendation 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


10. **PUBLIC HEARING** – Relative to amending the Zoning Classification for Helena Farms LLC from C-2 General Commercial District to M-1 Limited Industrial District

Motion by McKenzie, seconded by Clayton, to close the regular Commission meeting and open the public hearing at 6:34 p.m. Vote on Motion 6-0. Motion declared carried unanimously. Wally Pelds, Pelds Engineering, 223 Dixon Street, Des Moines, representing Joel Westrum and Helena Farms property stated that the owner is seeking to develop the property with warehousing/storage similar to Ziegler to the south. City Administrator Oliver stated that the land use is identified as industrial in the Comprehensive Plan and sewer is available to the property now. Motion by McCleary,
seconded by Phearman, to close the public hearing and open the regular meeting at 6:39 p.m. Vote on Motion 6-0. Motion declared carried unanimously.

11. **RESOLUTION NO. PZ-18-20** – Resolution of recommendation 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


12. **PUBLIC HEARING** – Relative to amending the Zoning Classification for Rosenberger agricultural property from A-1 Agricultural District to M-1 Limited Industrial District

Motion by Phearman, seconded by Cuellar, to close the regular Commission meeting and open the public hearing at 6:40 p.m. Vote on Motion 6-0. Motion declared carried unanimously. City Administrator Marketa Oliver informed Commission members that a concerned resident from Wolf Creek development was sent information on similar developments in the metro that did not affect property values and that berms and landscaping create barriers for aesthetic purposes. Motion by McKenzie, seconded by Cuellar, to close the public hearing and open the regular meeting at 6:45 p.m. Vote on Motion 6-0. Motion declared carried unanimously.


14. **RESOLUTION NO. PZ-18-22** – 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 Park Side area from A-1 Agricultural to R-5 Planned Unit Development


15. **RESOLUTION NO. PZ-18-23** – Resolution of recommendation to approve the Rieck Schenck Estates Preliminary & Final Plat

Motion by Clayton, seconded by Phearman, to waive the review of subdivision requirements for Rieck Schenck Estates proposed with RESOLUTION PZ-18-23 as recommended by City Engineer Bob Veenstra of Veenstra & Kimm, Inc. Roll Call: Ayes: Clayton, Phearman, Kromrie, McKenzie, McCleary, Cuellar. Nays: None. Absent: Keeran. Motion Carried 6-0.
16. **RESOLUTION NO. PZ-18-24** - Discussion and consideration of Preliminary Plat for High Line Business Park

Tim George and Brad Cramblit were present to answer Commission questions. City Engineer Bob Veenstra reviewed the preliminary plat and made comments and observations. Adjustments were made to the plat based on the review. Mr. George stated that it is a nice location due to the fact that it has traffic controlled intersection. He is looking for service industry businesses and hopefully a restaurant or two. Commission Member Clayton stated that a nearby resident has been concerned with drainage in the area and that adequate screening should be done. Mr. George stated that grading of the property should eliminate the drainage issue and Bondurant has significant buffer requirements between commercial and residential properties. Motion by Phearman, seconded by Cuellar, to approve RESOLUTION PZ-18-24. Roll Call: Ayes: Clayton, Phearman, Kromrie, McKenzie, McCleary, Cuellar. Nays: None. Absent: Keeran. Motion Carried 6-0.

17. Old Business –
   a. **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

   City Administrator Oliver stated that no new information was available for this project at this time. A meeting is scheduled for Friday, May 4, with the consultants and the steering committee reviewing the Master Plan for the area.

18. Reports/Comments and appropriate action thereon:
   a. Commission Member Comments
      McCleary – Discussed District 30 tile work and City property mowing.
      Phearman – Inquired about parking signs and parking issues, timing of packet information, City water usage and Clover Barn gravel parking lot.
      Cuellar – No comment.
      Clayton – Pointed out options for development parks, inquired about Garfield, Huber properties and the need for larger lot sizes.
      McKenzie – No comment.
   b. Commission Chair Comments – Storage container issue, large lot and map update inquiries
   c. City Administrator Comments – No comment.
   d. City Council Liaison – Council Member Elrod mentioned the upcoming snow plow policy, rental inspection program and PUDs.

19. Adjournment
    Moved by Cuellar, seconded by McCleary, to adjourn the meeting at 7:46 p.m. Vote on Motion 6-0. Motion declared carried unanimously.

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Marketa Oliver, City Administrator

ATTEST:
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Jeff Kromrie, Commission Chair