

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

CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
MARCH 26, 2020
MINUTES

1. Call to Order

Commission Member Cuellar called the meeting to order at 6:03 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 Joe Phearman, Commission Member Kristin Brostrom, Commission Member Daniel Hoffman-Zinnel, Commission Member Andy Mains

Absent: Brian Clayton

City Officials

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

3. Perfecting and Approval of the Agenda

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

4. Approval of the Commission Minutes – February 13, 2020

Motion by Mains, seconded by Brostrom, to approve the February 13, 2020 minutes. Vote on Motion 6-0. Motion declared carried unanimously.

5. Guests requesting to address the Commission – None

Motion by Hoffman-Zinnel, seconded by Keeran, to close the regular meeting and move into public hearing at 6:05 p.m. Roll Call: Ayes: Cuellar, Keeran, Phearman, Brostrom, Hoffman-Zinnel, Mains. Nays: None. Absent: Clayton. Motion carried 6-0.

6. **PUBLIC HEARING** – Regarding text amendments to the following sections of the City’s Zoning Code: Section 175.02 (Definitions); Section 177.10.9 (Development and Maintenance of Parking Areas); and Section 178.13 (Limited Industrial District)

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Murray presented the staff report. Murray noted that the Commission discussed the potential for incorporating additional commercial-type uses in the M-1 District during a November 2019 meeting. The undeveloped M-1 land is located along the Highway 65 Corridor, so these potential new uses could complement this corridor. This topic is consistent with an objective of the Comprehensive Plan.

Murray explained with this current round of text amendments, she would like clarification from the Commission on Section 178.13.1.K of the Code. This section allows for the outdoor storage of lumberyards and building materials – however, there are multiple sections of the current Code (178.13.1, 178.13.1.H, and 178.13.4) that contradict this section by not allowing outdoor storage or by requiring a Conditional Use Permit. The Commission agreed that any outdoor storage associated with item K should fall under Section 178.13.4 and thus require approval of a Conditional Use Permit.

Motion by Phearman, seconded by Hoffman-Zinnel, to close the public hearing and move back to the regular meeting at 6:25 p.m. Roll Call: Ayes: Cuellar, Keeran, Phearman, Brostrom, Hoffman-Zinnel, Mains. Nays: None. Absent: Clayton. Motion carried 6-0.

7. **RESOLUTION NO. PZ-200326-13** – Considering recommended approval of the proposed text amendments associated with agenda item 6.

Motion by Brostrom, seconded by Mains, to approve Resolution No. PZ-200326-13 subject to removing item 178.13.1.K for consistency with Sections 178.13.1, 178.12.1.H, and 178.13.4 of the Zoning Code (such removal of K will require a Conditional Use Permit for the use described). Roll Call: Ayes: Cuellar, Keeran, Phearman, Brostrom, Hoffman-Zinnel, Mains. Nays: None. Absent: Clayton. Motion carried 6-0.

9. Reports/Comments and appropriate action thereon:

a. Commission Member Comments

Hoffman-Zinnel – Hoffman-Zinnel asked about the status of the Comprehensive Plan RFP. Murray noted that she has not yet released it, but she hopes to soon.

Keeran – Keeran noted that no sidewalks are being constructed along the 2nd Street NW street frontage of Quail Run Plat 1. Murray noted that this subdivision was reviewed and approved before her time here at the City, but she'll do some further research on this topic.

Mains – None.

Phearman – None.

Brostrom – None.

b. Commission Chair Comments – Cuellar noted that some of the houses in Quail Run Plat 1 are not being constructed with basements. Cuellar noted that the topic of requiring basements should be explored for future subdivisions for safety reasons. Murray explained that if the City is wanting to require basements, this language needs to be incorporated as part of the Zoning Code so that all development is treated equally. Murray will do some research on this basement topic.

c. City Administrator Comments – None.

d. Planning & Community Development Director – Murray noted that at some point this Spring or Summer, the City is going to begin a rezoning process for the High School

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property. The Zoning Map still shows this land as being zoned Agricultural (A-1). This land needs to be rezoned to a residential district – residential districts allow for school uses. It appears this zoning designation item was overlooked back when this property was annexed into the City in 2007.

- e. City Council Liaison – Elrod provided an update on the status of Council’s review of the I-80 Business Park. During their March 23rd City Council meeting, Council approved the first reading only of the rezoning ordinance with a 3-2 vote. At this same meeting, Council voted to table consideration of preliminary plat approval until the rezoning ordinance has had all of its considerations.

10. Adjournment

Moved by Phearman, seconded by Brostrom, to adjourn the meeting at 6:35 p.m. Vote on Motion 6-0. Motion carried.

Maggie Murray, Planning & Community Development Director

ATTEST:

Torey Cuellar, Commission Chair