

**CITY OF BONDURANT
PLANNING AND ZONING COMMISSION
September 24, 2015
MINUTES**

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Chair Dave Higgins
Commission Member Brian Clayton
Commission Member Jeff Kromrie
Commission Member Roy McCleary
Absent: Commission Member Tamara Russell
Commission Member Karen Hudson
Commission Member Laura Wood

City Officials

Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson

3. Perfecting and Approval of the Agenda

Motion made by McCleary, seconded by Kromrie, to approve the agenda as presented. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary. Nays: 0. Motion Carried. Absent: Russell, Wood, Hudson.

4. Approval of the Commission Minutes

Motion made by Kromrie, seconded by McCleary, to approve the minutes of September 10, 2015. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary. Nays: 0. Motion Carried. Absent: Russell, Wood, Hudson.

5. Guests requesting to address the Commission – None

6. RESOLUTION NO. PZ-15-18 – Resolution approving the Site Plan for Business / Residence at Outlot X Meadow Brook North Plat 18 a lot located directly east of 520 3rd Street, SE and NW of 319 Washington Avenue, SE

John Wright, 1008 15th Street, SE, plans to build a single family residence with a large garage to house equipment for his mobile sandblasting business. The property is currently zoned C-2. The building will be all-steel with narrow red siding on three sides of the residence and a steel roof.

City Administrator Arentsen said the odd-shape of the property defies conventional use and the zoning transitions from R-2 to C-2 so this concept is a good compromise.

Commission Member Kromrie expressed a need to ensure that there isn't equipment parked in the area. Mr. Wright said the yard will not be used for parking. It will be used like any other residential yard. The garage will be used to store equipment. Some business will be conducted at the property but the garage is sealed and the process is environmentally-friendly and will not negatively impact the water system.

Commission Chair Higgins said Mr. Wright has strong ties in the City and this is a good way to use the property.

The Commission members discussed how to present this to the Council since there isn't a specific zoning ordinance that fits this use.

Moved by Kromrie, seconded by McCleary, to approve RESOLUTION PZ-15-18 and forward to the City Council pending the establishment of a proper zoning procedure. Roll Call: Ayes: Kromrie, Clayton, Higgins, McCleary. Nays: 0. Motion Carried. Absent: Russell, Wood, Hudson.

7. Reports and Comments

a. Commission Member Comments

Commission Member Kromrie- GTL Transportation or another business in the industrial park is parking trailers on the grass. Also noticed children's playground equipment at one of the businesses. Wants property owners to take pride in the City's appearance.

Commission Member McCleary - None

Commission Member Clayton- None

b. Commission Chair Comments - None

c. City Administrator Comments - None

8. Adjournment

Moved by McCleary, seconded by Kromrie, to adjourn the meeting at 6:30 p.m.

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Commission Chair, David Higgins	Mary Rork-Watson, Assistant to City Administrator