



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, January 3, at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Haar, Bohan, Reneker, Valline, Absent: Council Liaison Evans

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Bohan, Second by Haar.

Motion passes: 4 - 0

II. APPROVAL OF THE MINUTES

Motion to approve the minutes from the November 1, 2011 meeting by Haar, Second by Bohan.

Roll call: Ayes: All. Motion passes: 4 – 0

II. PUBLIC AGENDA ITEMS

1. Re-Zone- Autumn Park

Dean Roghair of Civil Design Advantage located at 3405 SE Crossroads Dr. Ste G, Grimes IA 50111 representing Vista Real Estate & Investment Corp addressed the Board with a zoning request for Autumn Park. Previous discussions with City Staff concerning the best use of the site suggested that the residential areas, covering approximately 97.8 acres currently zoned R-2 60, R-2 70, & R-3, should be rezoned to R-4, a Planned Residential Development District. Roghair stated that the developer also requested waiving the R-2 60 lot size restriction for this development. This would give them the ability to create larger lots if needed in the future. He noted the existing 14.8 acres of C2 would remain as previously zoned, but may have R-3 residential uses as noted in the Development Agreement. Roghair stated the Developer is also proposing to dedicate a park and greenbelt areas to the City of Grimes. The developer will also responsible for installing the Brookside Drive box culvert and trail. Roghair stated that the storm water detention will be significantly enhanced from the previous development agreement.

Chairperson Reneker closed the Public Agenda for Public Forum hearing at 6:29 pm.

III. PUBLIC FORUM –

Farryle Wendel of 532 NW 6th St. stated that water run off had been significant in that area previously and she expressed concern that the measures being taken to retain runoff by the new development would be adequate.

Bruce Schmiedln of 522 NW 6th St. asked if the sidewalk system would be connecting through the development to the High School and new junior high school. Schmiedln expressed concern about the safety of students currently walking on the road side and asked what the proposed time line would be for placement of that sidewalk. Schmiedln also wanted to know what the capacity of the detention ponds are developed to hold under normal conditions. Roghair responded with the information that the detention

ponds are designed to handle up to seven inches of rainfall. Schmeidl expressed agreement with the recommendation for 3rd street to be a connector rather than a cull-de sac and liked the idea of larger lots and wanted permeable pavement to be considered if multi family building was pursued in the future.

Being no further discussion, Chairperson Reneker closed Public Forum and Public Agenda reopened at 6:38 pm.

Motion by Haar and second by Bohan to approve the Re-Zone of Autumn Park per the Fox Engineering letter dated December 29, 2011, with the additional recommendations of extending NW 3rd Street roadway connection to Autumn Park development, Zoning of lots 1-109 to be R-2 70 with reduced side yard set back requirement, the street naming to proceed with Staff recommendations, the side yard setback requirements are agreeable if all other zoning requirements are met and NW Brookside Drive is to have trees in the median as part of the Greenbelt corridor.

Roll call: Ayes All; Motion passes: 4 – 0

IV. ZONING ADMINISTRATOR REPORT-

City Engineer John Gade did not have anything further to report on at this time.

1. Next meeting – February 7, 2012
2. Old Business –None
3. New Business- None

V. ADJOURNMENT

Motion to adjourn by Bohan, Second by Haar.

Roll call: Ayes: All Motion passes: 4-0

Meeting is adjourned at 6:43 pm

Steve Reneker, Chairperson