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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, March 4, 2014 at 5:34 P.M. at the Grimes City Hall.

Roll Call: Present: Steve Reneker, Mike Chambers, Bill Bohan, Kelsey Clark, Steve Valline, Council Liaison Craig Patterson

## **I. GENERAL AGENDA ITEMS**

### **I. APPROVAL OF THE AGENDA**

Motion by Bohan, Second by Chambers to approve the agenda.

Roll call: Ayes-5; Nays-0 Motion passes: 5 -0.

### **II. APPROVAL OF THE MINUTES**

Motion by Valline, Second by Bohan to approve the minutes from the February 10, 2014 meeting

Roll call: Ayes: 5; Nays: 0 Motion passes: 5- 0.

## **II. PUBLIC AGENDA ITEMS**

### **1. Autumn Park Plat 4 Preliminary Plat**

Dean Roghair, Civil Design Advantage, 3405 Crossroads Drive Suite G Grimes addressed the board on behalf of Grimes Lots LLC. Roghair stated that this plat consists of 12.17 acres with 26 single family lots and is zoned R2-60. He said this plat is located north west of Plat 3 and will continue to extend NW Brookside Drive. Roghair stated the Developer is proposing to convey the out lots that contain the storm water detention basins to the city and trails are located on the west side of the road as well as on the north side of this plat. City Engineer Gade did not have any additional questions or concerns with the preliminary plat.

Motion by Valline, Second by Chambers, to approve the Autumn Park Plat 4 Preliminary Plat per the Fox Engineering letter dated February 26, 2014.

Roll call: Ayes-5, Nays- 0 Motion passes: 5 – 0

### **2. 3250 SE Gateway Drive Site Plan**

Emily Harding, Civil Design Advantage, 3405 Crossroads Drive Suite G Grimes, addressed the Board on behalf of the developer, Clean Flooring. Harding stated that the property is located in Zone 2 of the Highway 141 Corridor District and will be used for a wholesale landscaping and carpet cleaning business. Harding said the Developer is seeking a waiver for the requirement of paving the storage area with concrete and proposing to use asphalt millings instead. Harding stated that the storage areas would be holding large landscaping boulders and other materials that would potentially crack any concrete paving. Harding also stated that the Developer would be providing significant berms, fencing and landscaping to screen the storage area from view. City Engineer Gade noted that there were other businesses in that area that were also using non concrete bases for their storage areas and he did not have any objection to the alternative paving product. Harding stated the building would have precast concrete exterior on the front of the building and metal panels on the back and sides.

Motion by Bohan, Second by Chambers, to approve Site Plan for 3250 SE Gateway Drive per the City letter dated February 27, 2014 and recommending a waiver of the concrete paving requirement to be used for the back storage area and no additional screening will be required.

Roll call: Ayes-5, Nays- 0 Motion passes: 5 – 0

**3. Public Hearing and Action on request from R & R Realty Group on behalf of Stang Property LLC known as Prairie Business Park, rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial.**

Chairman Steve Reneker opened the Public Hearing at 5:50 pm. Greg Cabalka of Kirkham Michael 11021 Aurora Avenue, Des Moines IA addressed the board on behalf of R & R Realty Group. Also in attendance were Tom Rupprecht, President, and Steven Gaer, COO and General Council of R&R Realty Group. Cabalka stated that the western portion of this area is currently zoned A-1 and the eastern portion is zoned M-1A. Cabalka stated that the developer is requesting that the zoning of the western portion be zoned to light industrial M-1A to match the eastern half. City Engineer Gade stated that the comprehensive land use plan for the city was consistent for a business park. Gade recommended that if this concept plan is something that the city wishes to pursue, a condition of approval for this rezone is that this property to go thru a platting process. Gade also suggested that the building product requirements be revised at that same time. Gade proposed a revision of the glass requirements to be reduced to 25%. Gade also recommended that signage requirements be held to a consistent size and otherwise addressed on a case by case basis due to the many different tenants that could be leasing space within the buildings. Gade also stated that as part of the conditions for approval, screening requirements and location of loading dock doors be specified as well as requiring that no outside storage be allowed.

Gade also stated that in order to approve this rezone, the Highway 44 overlay would have to be removed from the zoning map. Council Liaison Patterson said that new overlay requirements were being reviewed however, those changes would not be able to be in place in time for this project to begin. Tom Rupprecht addressed the Board stating that they are agreeable to meeting a 25% variation in the building façade but asked for this requirement to include variable parapet heights, different building materials and colors used in addition to glazing alone. Rupprecht also stated that while limiting the signage to 10% of the building façade, the colors and logo types should be open to the tenant's requests. Rupprecht asked that the M-1 use limitations be expanded to include machine shops and fabrication as long as no products or storage would be located outside of the building. Being no further discussion by the Board and no written or oral comments from the Public, Chairman Steve Reneker closed the Public Hearing at 6:46.

Motion by Valline, second by Bohan to approve the rezone of the Prairie Business Park per the Fox letter dated February 28, 2014 with a modification to item #3 to require 25% variation of the building façade with 50% of that variation to be glass, removing item #4 concerning signage and modifying item 7 to allow manufacturing as long as no storage or manufacturing would be allowed outside the building.

Roll call: Ayes-5, Nays- 0 Motion passes: 5 – 0

**4. Prairie Business Park Site Plan**

Steve Reneker recused himself from this agenda item due to a professional conflict of interest. Greg Cabalka of Kirkham Michael 11021 Aurora Avenue, Des Moines IA addressed the board on behalf of R & R Realty Group. Cabalka stated that this site plan contains two buildings that will have up to 250,000 square feet. Cabalka said that the buildings would be constructed in phases and the entire site mass graded. He said the first building will be started on the NW corner of the lot and will expand south as tenant demand requires. Cabalka stated there will be two access points off 37<sup>th</sup> Street and two access points off of James Street. There will be a wet detention pond on the east portion of the property. Cabalka stated there will be docks for trucks along the rear of the building that will be depressed 4 feet below the finished floor elevation. City Engineer Gade noted that additional landscaping would be provided along 37<sup>th</sup> Street to improve screening.

Motion by Bohan, Second by Chambers, to approve the Prairie Business Park Site Plan per the City letter dated February 26, 2014 with the additional request that the building elevations and materials be submitted to Planning and Zoning when available.

Roll call: Ayes-5, Nays- 0 Motion passes: 5 – 0

**III. PUBLIC FORUM-** None

**IV. ZONING ADMINISTRATOR REPORT**

1. Old Business- City Engineer Gade stated that the Heritage Project should be ready for presentation at the next Planning and Zoning meeting. Building Inspector Clyce stated that there were six new houses started in February. Clyce said that several commercial projects are progressing well. A new coffee shop in the Walmart strip mall will open this week and a Go Cart Center is scheduled to open March 15, 2014. Canoyer's greenhouse is planning their opening for April 4<sup>th</sup> and a new dentist office will be opening around the first of April 2014.
2. New Business- Next meeting, April 1, 2014.

**V. ADJOURNMENT**

Motion by Valline, Second Bohan by to adjourn the meeting.

Meeting is adjourned at 7:12 pm

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Steve Reneker, Chairman

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