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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, October 6, 2015 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Bill Bohan, Steve Valline, Mike Chambers, Scott Almeida, Kelsey Clark, City Engineer Mitch Holtz, Council Liaison Craig Patterson, Building Administrator Scott Clyce

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Clark, Second by Almeida to approve the agenda.

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

II. APPROVAL OF THE MINUTES

Motion by Clark, Second by Valline to approve the minutes from the September 1, 2015 meeting.

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

II. PUBLIC AGENDA ITEMS

1. Chevalia Pointe Preliminary Plat 1

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive Suite G addressed the Board on behalf of the owner & developer JBTT, LLC. Ollendike stated that this development at the corner of NW 27th Street and N. James Street consists of 13 single family lots. Ollendike stated that the developer was providing funding instead of park land for this development. City Engineer Holtz stated that due to the layout of the development, fire hydrants would be located in the rear of the lots that could pose an issue with standard fencing requirements. Holtz suggested increasing the easements from 10 ft. for the affected properties to 15 ft. for fencing in order to ensure access to the valves and hydrants would remain in the right of way. Holts stated that requirement should be noted in the site plan in addition to the public utility easements that will be in the front yards.

Motion by Chambers, Second by Valline to approve the zoning request for Chevalia Pointe Preliminary Plat 1 per the Fox Engineering letter dated October 1, 2015 with the addition of requiring fences to be limited to the 15 foot property line along the exterior lots numbered 8-13 and lot 1.

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

2. M-KEDS Home Place Preliminary Plat 2

Mark McMurphy, ABACI Consulting 101 NE Circle Drive, Grimes addressed the Board to request a re-plat of the previous M-KEDS Home Plat. McMurphy stated that there would four westerly lots in the initial phase of development and that there is some reconfiguration of the original plat lay out.

McMurphy said sanitary sewer is already in place. McMurphy said there is an existing farm stead on part of the property that they did not plan on removing until such time as development required. Chair

of the Board, Bohan stated that there should be a specified time frame for the farm stead removal to take place when the remaining lots are developed. Eldon Schlenker, 301 NE 4th, stated as owner of the property, that he did not want to remove the farm stead until such time as development took place on that lot as further changes could be necessary to the final lay out depending on market demands. Bohan said if there are changes in the future those changes could be restated at the time of any resubmittal of a new preliminary plat. City Engineer Holtz noted that this development would only include the extension of SE Enterprise Drive and a small section of 26th at this time and only 4 lots, those being 8, 9, 32 & 31, would be developed initially with the remaining lots developed as demand required. City Engineer Holtz noted that the preliminary plat as presented could not be approved if the farm stead remained and that the preliminary plat would be subject to a future rezone of the remaining land in the development within one year of approval.

Motion by Almeida, Second by Clark to approve the M-KEDS Home Place Preliminary Plat 2 per the Fox Engineering letter dated October 1, 2015 with the stipulation that the farmstead be removed at the time lots 15-24 are developed.

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

3. Shade Tree Auto Site Plan

Greg Cabalka, of Kirkham Michael, 11021 Aurora Avenue Urbandale addressed the Board to present the site plan for Shade Tree Auto. Cabalka said the property for this project is located at 1751 SE Merchantile Circle and is currently zoned C2. Cabalka stated they wish to construct a 12335 S.F. new building with 9,287 SF for shop and 3,048 SF for office and retail space with 44 parking spaces initially and room for additional parking in the future. Cabalka said the building will be constructed of painted precast concrete panel system over pre-engineered metal building structure with metal fascia system and will have 18.6 % glass. Clint Dudley, owner of Shade Tree Auto located at 3450 Mieke Dr. stated that his current facility is in need of expansion and that this facility would be used for auto repair only.

Motion by Valline, Second by Chambers to approve the Shade Tree Auto Site Plan per the Fox Engineering letter dated October 1, 2015.

Roll call: Ayes-4, Abstain-Almeida, Nays- 0 Motion passes: 4– 0

4. Storage Mart Site Plan

Weyen Burnam, 215 N Stadium Blvd Columbia MO addressed the Board on behalf of Storage Mart. Burnam stated that they desire to build a 34,000 SF building on lot 11 in Princeton Subdivision Plat 1. Burnam stated this site would have access off Mieke Drive and serve as a second storage location in addition to a currently operated Storage-Mart located on an adjacent lot. Burnam said the color choice of Cedar red doors for the company is a branding and identity requirement for the company and that the owners were strongly in favor of maintaining that image at this location if possible. Burnam stated that the building layout would be adjusted so that the metal doors face to the south so as not to be visible by traffic on Highway 141. He added they were offering to build a 6 foot overhang to minimize the need for additional gutter requirements. Burnam also stated that the facility would be enclosed with a 6 foot wrought iron fence and intensive landscaping to minimize any lights that could reflect on passing traffic. City Engineer Holtz stated that there are covenants currently in place for the Princeton subdivision that would require a letter of agreement with this project before the City would agree to any specifications.

Motion by Almeida, Second by Chambers to approve the Storage Mart Site Plan per the Fox Engineering letter dated October 1, 2015 with the stipulation that the doors would not face 19th street, and requiring brick veneer materials, and the additional requirement of review of covenants and permission from Princeton subdivision managers.

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

5. Public Hearing and Action on a Request from Metro Waste Authority to Rezone 8.17 acres from A-1 to M-3 and waiver of requirements to allow M-3 use Within the Highway 141 Mixed use Development Corridor District (Located in Gateway Commerce)

Chairman Bohan opened the Public Hearing at 6:58 pm. Being no written or oral comments the meeting was closed at 6:59 pm.

Jeff Dworek, Metro Waste Authority 300 E. Locust Des Moines, addressed the Board with the request to rezone 13.89 acres from A-1 to M-3 in addition to a waiver of the 141 overlay district requirement to allow M-3 use within the Highway 141 Mixed Use Development Corridor District. City Engineer Holtz stated that in order to proceed with the proposal, there would need to be a revision to the Land Use plan that currently would not allow light industrial usage for that site and it would need to be revised to General Industrial. Holtz stated that the land use change as well as the rezone were similar with the previous requirements when Metro Waste initially acquired the adjacent land that is in use as a transfer station. Holtz said the rezone should be subject to the uses proposed in the MWA letter of September 16.

Motion by Valline Second by Chambers to modify the land use plan for this parcel from Light Industrial to General Industrial.

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

Motion by Chambers, Second by Clark to waive Zone 1 and Zone 2 requirements but requiring landscape screening between the project and highway 141.

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

Motion by Valline Second by Chambers to rezone this property for the uses as proposed by MWA for administrative office, collection of recyclables, trailer storage or other ancillary uses per the letter dated September 16, 2015

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

III. PUBLIC FORUM

Manish Nathwani, 1601 NE Silkwood Ct, Grimes addressed the Board stating that he is concerned about flooding he has noticed in his back yard. Nathwani stated that he was aware that there was an overflow easement on the property, however this area has become more of a containment area than overflow. Nathwani presented photos of standing water that remained on his property for days rendering his back yard unusable. Nathwani had several recommendations from an engineer on options to improve the situation, of which the optimal solution would be to install drainage tile which would channel the water into a neighbors detention pond, however this solution would impact his neighbors.

he has been working with the home builder in an effort to improve the drainage on his site.

IV. ZONING ADMINISTRATOR REPORT-

City Engineer Holtz stated that Heritage Development was progressing and work has begun on the box culvert. The sports complex would be going to bid on October 21st for fencing and trail improvements.

Building Administrator Clyce stated that there were 16 single family and 6 townhomes during September and 275 inspections over that time period.

1. Old Business- None

2. New Business- Next meeting November 3, 2015.

V. ADJOURNMENT

Meeting is adjourned at 7:46 pm

Bill Bohan, Chair

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