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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday June 7, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Bill Bohan, Mike Chambers, Liaison Jeremy Hamp, City Engineer John Gade, and Building Administrator Scott Clyce. Absent: Steve Valline, Kelsey Clark, Liaison Jill Altringer

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

Roll call: Ayes-All; Nays-0 Motion passes: 3-0

II. APPROVAL OF THE MINUTES

Motion by Chambers, Second by Almeida to approve the minutes from the May 3, 2016 meeting with the correction on Public Agenda Item 5, with that Motion passing 3-0.

Roll call: Ayes-All; Nays: 0 Motion passes: 3 - 0.

III. Election of Officers

Motion by Almeida, Second by Chambers to retain Bohan as Chair and Valline as Co-Chair.

Roll call: Ayes-All; Nays: 0 Motion passes: 3 - 0.

II. PUBLIC AGENDA ITEMS

1. Kennybrook South Plat 2 Final Plat

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Dr. Suite G, Grimes addressed the Board on behalf of Diligent Kennybrook LLC. Ollendike stated this Plat has 19 single family lots and paving is almost complete. Ollendike stated that an old drainage easement on the property will be vacated as part of the requirement before filing the Plat as requested by Fox. City Engineer Gade did not have any questions and recommended approval.

Motion by Chambers, Second by Almeida to approve Kennybrook South Plat 2 Final Plat per the Fox letter dated June 2, 2016.

Roll call: Ayes-All, Nays-0 Motion passes: 3- 0

2. Kennybrook South Plat 3 Final Plat

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Dr. Suite G, Grimes addressed the Board on behalf of Diligent Kennybrook LLC. Ollendike stated that this Plat also has 19 single family lots and is located directly south of Kennybrook South Plat 2. City Engineer Gade did not have any additional comments.

Motion by Chambers, Second by Almeida to approve the Kennybrook South Plat 3 Final Plat per the Fox letter dated June 2, 2016

Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

3. Kennybrook South Plat 4 Final Plat

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Dr. Suite G, Grimes addressed the Board on behalf of Diligent Kennybrook LLC. Ollendike stated that Plat is located directly south of Kennybrook Plat 3 and contains 22 single family lots.

Motion by Chambers, Second by Almeida to approve Kennybrook South Plat 4 Final Plat per the Fox letter dated June 2, 2016. Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

4. AutoZone Site Plan

Andy Heinen, Kimley-Horn Associates, Inc. 1001 Warrenville Road, Lisle, IL addressed the Board on behalf of AutoZone. Heinen stated that they propose building a 7,381 square foot building on lot 5 which is a 1.3 acre lot north of Walmart. Heinen said that approximately 1/3 of the building space is for retail and 2/3 would be designated for warehouse. Heinen stated that the parking layout is largely driven by the need to have room for 60' to 65' supply trucks to maneuver for their weekly deliveries. He said that to allow the trucks to maneuver properly, they propose to build a wider, shared drive with the lot to the east. Heinen said that as part of the process they would be installing a hydrant and extending the water main to run under the driveway access for the adjoining lot as well. Heinen stated that the building would be constructed of three different styles of earth tone brick and would use pilasters to help break up the visual. He said the roof top mechanicals would be concealed by the parapet. City Engineer Gade noted that the building met all of the ordinance requirements however he did require written permission from the land owners of the adjoining lot to expand the drive and utilities onto that property. Motion by Almeida, Second by Chambers to approve the AutoZone Site Plan per the Fox letter dated June 2, 2016.

Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

5. Heritage at Grimes Plat 5 Preliminary Plat

David Bentz, Bishop Engineering 3501 104th Street Des Moines IA addressed the Board on behalf of Heritage Development. Bentz stated it is their intention to build multifamily units on Plat 5. Bentz said additional parking that may be needed in the future would be addressed when they have a better idea of what businesses will be operating out of that area. Bentz said it would be possible to use either parallel parking or angled depending on need. Bentz stated that the Developer was willing to include a 10 foot City improvement easement on the property to be in place in case there was future need for either trails or parking expansion. City Engineer Gade said that including an easement would be an adequate solution to any potential parking needs. Gade stated that he did have some concern about the proposed 6 foot width of the sidewalk. Gade said that there would be further review on that topic when the Site Plan comes before the Board in the future.

Motion by Chambers, Second by Almeida to approve the Heritage at Grimes Plat 5 Preliminary Plat per the Fox letter dated June 2, 2016 with the inclusion of the Public Right of Way easement on the east side of Heritage Drive and having further review on Item 3 in the letter regarding the sidewalk width.

Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

6. Heritage Lakeside Townhomes Plat 1 Preliminary Plat

David Bentz, Bishop Engineering 3501 104th Street Des Moines IA addressed the Board on behalf of Heritage Development. Bentz stated that the developer is proposing to build 12 town homes with a private drive on the north side of NE Beaverbrooke Boulevard and east of Little Beaver Drive. Bentz said that these townhomes bordering the lake would have two car garages, parking for two cars in each driveway. He noted that there were four additional spaces for overflow parking on the plan. Bentz said that with the trail along the north side of the property and the private drive to the south, the developer did not believe there was a need for additional sidewalk connections to public right of way. Bentz did note that garage lighting for each unit would be included in the final plat.

Motion by Almeida, Second by Chambers to approve the Heritage Lakeside Townhomes Plat 1 Preliminary Plat per the Fox letter dated June 2, 2016 noting that the Board was in agreement with the sidewalk layout as shown.

Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

7. Heritage at Grimes Plat 3 Final Plat

David Bentz, Bishop Engineering 3501 104th Street Des Moines IA addressed the Board on behalf of Heritage Development. Bentz stated that this Plat contains 63 single family lots located to the north of the development lake. City Engineer Gade noted that the only change from the Preliminary Plat was a street name change from NE Fortune Court to NE Breezy Point.

Motion by Chambers, Second by Almeida to approve the Heritage at Grimes Plat 3 Final Plat per the Fox letter dated June 2, 2016.

Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

III. PUBLIC FORUM- None

Ken Mc Fadden of 722 SW Kennybrook addressed the Board with concerns about the grading in the new Kennybrook South Plat 2. Mc Fadden stated that the water flow does not seem to be following the intended path of the overland flowage easement and wanted to ask that the City Engineer look into the grading to ensure that there were not any corrections needed. City Engineer Gade agreed to look into the matter if Mc Fadden still had concerns once final grading took place.

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 210 inspections in May and 22 single family permits approved. Clyce noted that Eagle Signs and Jimmy John's had their final inspection and Bomgaars was expected to have their final in the next week.

1. Old Business-
2. New Business- Next meeting July 5, 2016.

V. ADJOURNMENT

Meeting is adjourned at 6:51 pm
