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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, February 15th, 2011 at 5:30 P.M. at the Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Bohan, second by Valline.

Roll call. Ayes: All. Nays: None. Motion passes: 4 -0

II. APPROVAL OF THE MINUTES

Motion by Haar, Second by Valline to approve the minutes from December 7th, 2010 meeting.

Roll call: Ayes: All. Nays: None. Motion passes: 4 – 0

II. PUBLIC AGENDA ITEMS

Election of Officers: Chair- Steve Reneker, Vice Chair-Steve Valline, Secretary- Bohan.

Motion to approve the Officers for 2011 was made by Bohan, Second by Haar.

Roll call: Ayes: All. Nays: None. Motion passes: 4 –0

Composite One-Site Plan:

Matt Brierly, Distribution Center Manager for Composite One, Scott Snyder from Simonson & Associates at 1717 Ingersoll Avenue in Des Moines and Ed Arp from CEC located at 2400 86th St in Des Moines addressed the Board to provide overview of the Site Plan and Building Elevations. The Developer obtained a special use permit from the Board of Adjustments. The property in question is located at 3450 SE Gateway Drive and is zoned M-3 (Heavy Industrial). They propose building a 40,000 sq ft building that will include majority of warehouse space with some office space. The exterior will consist of painted pre-cast concrete panels.

The landscape plan will buffer the parking lot and truck dock area. There is a pre-cast screen wall that will buffer the truck dock loading area. Lighting will be provided by wall-packs. No fencing is planned. The site plan shows a future metal storage building that will be designed for temperature controlled for potentially unstable and hazardous materials. It was stated that these materials were highly reactive and the structure was designed with blow-out walls should the controlled climate fail and temperatures reach near 60-degrees the materials become self-reactive. The gases from said materials could pose a danger to surrounding properties. If the storage unit is added, additional landscaping will be included at that time along the south side of the access drive to shield this unit from the public right-of-way.

Motion to approve The Composite One Site Plan per the January 27th 2011 Grimes Letter with a requirement of additional evergreen buffering at the time of future storage building was added. Motion by Valline, Second by Bohan.

Roll call: Ayes: All. Nays: None. Motion passes: 4 –0

III. PUBLIC FORUM

None

IV. ZONING ADMINISTRATOR REPORT

Quik Trip is expected to begin construction in April of 2011.

1. Next meeting – 3/1/2011
2. Old Business – None
3. New Business-

V. ADJOURNMENT

Motion to adjourn by Bohan, second by Valline.

Roll call: Ayes: All. Nays: None. Motion passes: 4 -0

Meeting is adjourned at 6:12 p.m.

Steve Reneker, Chairperson