



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 September 7th, 2010 at 5:35 P.M. at the Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion to approve the agenda was made by Haar, second by Chizek.

Roll call. Ayes: All. Nays: None. Motion passes: 3 -0

II. APPROVAL OF THE MINUTES

Motion by Chizek and second by Haar to approve the minutes from July 22nd meeting.

Roll call: Ayes: All. Nays: None. Motion passes: 3 – 0

Motion by Haar and second by Chizek to approve the minutes from the August 3rd meeting.

Roll call: Ayes: All. Nays: None. Motion passes: 3 – 0

II. PUBLIC AGENDA ITEMS

Comprehensive Land Use Plan. Amy Haase from RDG was present to answer any questions by the public. Being none, a motion to approve the Comprehensive Land Use Plan was made by Haar, second by Chizek.

Roll call: Ayes: All. Nays: None. Motion passes: 3 –0

Kennybrook CCRC- Plat 1, Final Plat

Keith Weggen, Civil Design Advantage, 3405 SE Crossroads Drive #G in Grimes, IA addressed the Board to answer any questions concerning the project. There were no material changes in the original plan and there were no additional questions.

Motion for approval of the Kennybrook CCRC Final Plat per the Fox letter of 8/18/2010 was made by Chizek, second by Haar.

Roll call: Ayes: All. Nays: None. Motion passes: 3 –0

Affordable Storage- Site Plan

Bart Turk of Civil Engineering Consultants of 2400 86th street #12. Des Moines, IA was present on behalf of Beth and Eric Stroud of 9310 Oakwood Drive Urbandale, IA. Photographs of a current facility in Waukee were submitted as well as the site plan for the Boards review. There will not be a dumpster at the site and the fencing will be black vinyl coated chain link. Eric Stroud addressed the Board to further explain the door layout as planned and it was discussed that the plans can be revised to ensure that the large overhead doors do not face the street.

Motion to approve per the City of Grimes letter of 9/7/2010. Noting that there shall be no overhead doors on building 1,2 & 5 facing the street, brick façade and person doors only on building 1, 2 & 5 made by Haar, second by Chizek.

Roll call: Ayes: All. Nays: None. Motion passes: 3 –0

1681 SE Destination Drive- Site Plan

David Benz of Bishop Engineering located at 3501 104th Street, Urbandale, IA addressed the Board along with Glenn & Doug Keller of 820 1st Street #C, West Des Moines, IA. Wood frame OSB sheathing. Masonry will be used on the front and sides. One overhead door will be located in the rear of the building. Trash and air conditioning units will be screened in.

Motion to approve per the letter dated 8/24/2010 was made by Chizek, second by Haar.

Roll call: Ayes: All. Nays: None. Motion passes: 3 –0

Stam Greenhouse- Site Plan

Doug Saltsgaver of Engineering Resource Group, Inc. located at 2413 Grand Avenue Des Moines, as well as Brent Stam of 2421 Hwy 92, Oskaloosa, IA representing the project. The lot is encumbered by a number of easements that have impacted the design and layout of the building and parking design. City Engineer John Gade commented that the materials involved with the design do not meet the 141 ordinance Requiring glass.

Sidewalk along SE Crossroads Drive.

Motion to approve per 9/7/2010 letter, with the stipulation on the east wall only use of thermo glass plus approved was made by Chizek, second by Haar.

Roll call: Ayes: All. Nays: None. Motion passes: 3 –0

III. PUBLIC FORUM

None

IV. ZONING ADMINISTRATOR REPORT

None

1. Next meeting – 10/5/2010
2. Old Business - None
3. New Business- Property on east side of 141 that wants to install a fence in the front yard. The easements restrict that option and the homeowner wanted to know if the members of the Board would consider revising the fence ordinances.

V. ADJOURNMENT

Motion to adjourn by Haar, second by Chizek.

Roll call: Ayes: All. Nays: None. Motion passes: 3 -0

Meeting is adjourned at 6:58 p.m.

Steve Reneker, Chairperson