



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 December 7<sup>th</sup>, 2010 at 5:34 P.M. at the Grimes City Hall.

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

## **I. GENERAL AGENDA ITEMS**

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

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

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

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

Motion by Chizek and Second by Valline to approve the minutes from November 2<sup>nd</sup>, 2010 meeting.

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

## **II. PUBLIC AGENDA ITEMS**

### **Quik-Trip Preliminary Plat**

Mike Talcott, Real Estate Manager for Quik-Trip Corporation, 3185 99<sup>th</sup> Street Urbandale, IA 50322 addressed the Board. It is being submitted again due to the expiration of the original approval. There were no changes to the Preliminary Plat previously approved by the Board.

Motion to approve the Quik-Trip Preliminary Plat per the letter of December 2<sup>nd</sup>, 2010 was made by Valline, Second by Chizek.

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

### **Quik-Trip Site Plan**

Mike Talcott, Real Estate Manager for Quik-Trip Corporation, 3185 99<sup>th</sup> Street Urbandale, IA 50322, Advised that there was one change made to the original site plan in order to meet the City requirements for storm water management in accordance with Chapter 104 of the Grimes City Code (Post-construction Storm water Runoff Control Ordinance) approved on January 26, 2010.

Motion to approve Quik-Trip Final Plat per the December 2<sup>nd</sup>, 2010 letter was made by Chizek, Second by Valline.

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

### **Chevalia Trace Final Plat**

Kevin Cooper of Cooper Crawford & Associates, located at 475 S. 50<sup>th</sup> Street #800, West Des Moines, IA 50265 representing JBTT. This is the first Plat of three. Consisting of almost 6 acres and will have 21 single-family lots. Due to a number of public improvements that have not been completed due to the weather a Performance Bond or letter of credit to the City will be required. A trail easement on the Final Plat had been revised to be placed as part of a future plat located to the south.

Motion to approve the Chevalia Trace Final Plat Per the City Letter dated November 24<sup>th</sup>, 2010 was made by Valline, Second by Chizek.

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

### **III. PUBLIC FORUM**

None

### **IV. ZONING ADMINISTRATOR REPORT**

John Gade of Fox Engineering reported that the City Staff had approved a small addition to the Casey's building in Grimes to add more food services. They have also had a site plan submitted for review on the Grimes Distribution Center, Phase II. There has been one small change to the original plan. It was decided to add more parking stalls. It has not yet been decided if the City would require the plans to be re-submitted to PZ because of this change or not. It is anticipated that a couple of more prospects may be submitting plans in February. One is the Middle School for Dallas Center Grimes. There is also a coffee shop going in on Main. They anticipate opening in about 60 days. The Highway 141 project is coming to a close on the last portions possible before winter sets in and halts work until spring. They plan to have a number of signs taken down and the roads opened up shortly. A new nail salon has opened in Grimes as well as a Chinese restaurant. Also, Safelite has moved into three (3) bays of the Grimes Distribution Center.

1. Next meeting – 1/04/2010
2. Old Business – None
3. New Business-

### **V. ADJOURNMENT**

Motion to adjourn by Valline, second by Chizek.

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

Meeting is adjourned at 5:55 p.m.

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Steve Reneker, Chairperson