



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, May 7, 2013 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Mike Chambers, Kristin Haar, Steve Reneker, Steve Valline,  
Absent: Bill Bohan, Council Liaison Mat Tapper

## **I. GENERAL AGENDA ITEMS**

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

Motion by Haar, Second by Valline to approve the agenda.

Roll call: Ayes-4; Nays-0 Motion passes: 4 -0

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

Motion by Haar, Second by Chambers to approve the minutes from the April 2, 2013 meeting

Roll call: Ayes: 4; Nays: 0 Motion passes: 4 – 0

## **II. PUBLIC AGENDA ITEMS**

### **1. Beaverbrooke West Plat 9 Preliminary Plat**

David Bentz, Bishop Engineering 3501 104<sup>th</sup> Street Des Moines IA addressed the Board on behalf of Beaverbrooke Development. Bentz stated that this is a 23 acre parcel located just south of Beaverbrooke West Plat 8 and south west of Beaverbrooke West Plat Plats 2 & 3. Bentz stated that this area is already zoned R2-70 and will have approximately 73 lots. Bentz advised that storm water detention would be handled by a dry basin located on the north east corner of the plat as well as an existing detention pond located in Beaverbrooke West Plat 3. City Engineer Gade noted that the developer was going to provide a sidewalk for pedestrian access to connect between NW Prairie Creek Drive and NW Sunset Drive. Bentz stated that due to a high amount of runoff and sediment coming from the adjacent farm field to the west, the developer plans to use three lots on the north west corner as a temporary sediment basin until such time as that field is developed.

Motion by Haar, Second by Valline to approve Beaverbrooke West Plat 9 Preliminary Plat per the Fox Engineering letter dated April 30, 2013.

Roll call: Ayes-4; Nays- 0 Motion passes: 4 – 0

### **2. Brooke Ridge Plat 1 Preliminary Plat**

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of the developer. Mandernach stated that this plat consists of 53 lots located north on James Street and just west of NW 27<sup>th</sup> street. He noted that there are proposed trails bordering on the south side of the creek as well as to the west of the property. These trails will be installed at the time of development of the land they are located on and there will be a 10 foot trail along NW 27<sup>th</sup> which will be installed with this project. Mandernach proposes to have a series of detention basins located along NW 27<sup>th</sup> and two detention basins on the south side of the development. Mandernach also stated that the developer proposes to deed the greenspace and detention ponds on this development to the city to meet the parkland requirements. City Engineer Gade stated that Council would have to review that proposal before agreeing to accept that proposal. Gade stated that the channel along the south side of the property would need to be straightened, widened and improved as part of

this development. Gade also noted that the developer would need to work with the neighboring land owners to establish silt fencing or other barriers between this development and the adjacent owners to protect from runoff. Mandernach stated the proposed street names in this development will be Willowbrook Drive and Springbrook. Motion by Valline, Second by Haar to approve the Brooke Ridge Plat 1 Preliminary 1 per the Fox Engineering letter dated May 1, 2013

Roll call: Ayes-4 Nays- 0 Motion passes: 4 – 0

### **3. Chevalia Valley Lot 43 Preliminary Plat & Site Plan**

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes IA addressed the Board on behalf of FLDW Holdings LLC. Gibson stated that this plat will have 51 Townhome units. 14 of which will be Bi-attached and 37 detached townhomes. This development would be managed by an association and all the streets would be private. Gibson noted that most of the utilities for this development are already in place. Gibson stated that they were mostly in agreement with the City letter dated May 1, 2013. Gibson noted City's concern about whether or not to provide play equipment in the green space. He explained that since the target market for this development would not be likely to include young families with children, playground equipment would not be viewed as an amenity. City Engineer Gade noted that the developer proposed to change the grading for a portion of this parcel in order to remove it from the FEMA 100 year flood map. Gade stated that the City would recommend that the basements in the proposed housing remain above the base flood elevations. Gibson advised that they plan on going by the Minimum Protection Elevation requirements which require any openings, such as window wells, to be at least two feet above the flood elevation. Gade also noted that the sidewalk in this development will only be on one side of the street on the interior loop. The sidewalk will be 5 foot wide and attached to the curb. Parking will be on the opposite side. Gade also noted that the plans currently show only one entry sidewalk on the south side of the entrance to the development and he wanted to know if the Board felt that was sufficient or if another sidewalk should be added on the north side. Motion by Valline, Second by Haar to approve the Chevalia Valley Lot 43 Preliminary Plat & Site Plan per the City of Grimes letter dated May 1, 2013. Waiving the need for playground equipment but including another entrance sidewalk to the north.

Roll call: Ayes- 4 Nays- 0 Motion passes: 4 – 0

**III. PUBLIC FORUM-** None

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

City engineer Gade stated that at the next meeting the Board could expect to see a rezone request from Camus Property. Gade also noted that 2.3 million dollar Main Street Revitalization Project is underway. Gade noted that the expected rain could create delays. Building Inspector Clyce stated that the Kick Back Café had its final inspection and would open for business soon and there were 117 building inspections total over the month of April.

1. Old Business- None

2. New Business- Next meeting – June 4, 2013

### **V. ADJOURNMENT**

Motion by Chambers, Second by Haar to adjourn the meeting.  
Meeting is adjourned at 6:27pm

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Steve Reneker, Chairperson