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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, June 4, 2013 at 5:34 P.M. at the Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Chambers, Second by Bohan to approve the minutes from the May 7, 2013 meeting

Roll call: Ayes: 3; Nays: 0 Motion passes: 3 – 0

II. PUBLIC AGENDA ITEMS

1. Public Hearing and Action of the request for rezone from Caymus Park Holdings, LLC for Caymus Park from R-3 High Multiple Family District to R-4 Planned Residential Development District.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of the owner Caymus Park Holdings, LLC. Ollendike stated that this development consists of 22.44 acres and is located just south of Jase Landing and east of 141. Ollendike said the developer wishes to build 33 single family townhomes and 108 bi-attached townhomes. Ollendike observed that while the R-3 zoning allows for bi-attached townhomes, it does not allow for detached single family townhomes. Thus, the Developer is proposing R-4 for this property to accommodate the detached single family townhome units. Ollendike stated that this Development will have an association for common area maintenance. All street in the development will be private, but will be built to City of Grimes public street standards and the Developer intends to pay a parkland dedication fee versus dedicating parkland. Bohan expressed concern about allowing 10 foot setbacks and asked the City Engineer to explain why this would be beneficial to allow. City Engineer Gade stated that because this development proposes to build single and duplex units instead of multi-family condos, it would be preferable to change the zoning to allow the 10 & 14 foot setbacks and would actually increase the amount of green space over the current zoning.

Being no further questions from the Board, the meeting was closed at 5:50 and the Public Hearing opened for public input. Being no one present for public input, the Public Hearing was closed and the Planning and Zoning meeting reopened at 5:51.

Motion by Bohan, Second by Chambers to approve request for rezone from Caymus Park Holdings, LLC for Caymus Park from R-3 High Multiple Family District to R-4 Planed Residential Development District per the Fox Engineering Letter Dated May 30, 2013 with the added stipulation that the 10 foot setback be limited to the single family townhome units and 14 foot setbacks for the two family townhome units.

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

2. Autumn Park Plat 2 – Final Plat

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Grimes Lots LLC. Roghair stated that Scott Temple of Grimes Lots was also present. Roghair stated that this development consists of 12.20 acres. Roghair stated that at the City's request, the driveways and hydrants on lots 18 & 31 are to be located on the south side of those lots to provide turn-around access and snow storage for that part of the Development. Roghair noted that Outlot Z will be transferred to the City, however maintenance of that lot will be performed by the Developer until such time as three quarters of the lots in the plat are sold. Roghair also stated that there is to be a trail passing thru Outlot Z.

Motion by Chambers, Second by Bohan to approve Autumn Park Plat 2 final plat per the Fox Engineering letter dated May 30, 2013

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City engineer Gade stated that at the next meeting the Board could expect to see preliminary plat from Caymus Park Holdings as well as a development that may start in an area by the water treatment plant on the east side of James Street. Building Inspector Clyce stated that there were 171 building inspections total over the month of May. Clyce noted that the rain had slowed start – ups down a little but they were still coming. Toyota has submitted their plans as well as Tender Years Daycare. Meadowlark Park Apartment's second building was just completed as well.

1. Old Business- None

2. New Business- Next meeting – July 2, 2013

V. ADJOURNMENT

Motion by Chambers, Second by Bohan to adjourn the meeting.

Meeting is adjourned at 6:15 pm

Steve Reneker, Chairperson