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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, September 3, 2013 at 5:34 P.M. at the Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Chambers, Second by Bohan to approve the minutes from the August 8, 2013 meeting

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

II. PUBLIC AGENDA ITEMS

1. Burger King- Site Plan

Glen Hunter of HLW Engineering, 204 West Broad St, Story City IA, addressed the Board representing I&S Engineering as well as the Developer Mien Inc. Hunter stated that the developer is interested in establishing a Burger King to be located at 2170 E. 1st Street in front of Wal-Mart. Hunter described the planned structure as a design that Burger King developed in 2011 as the style of building they wish to use as their standard model through 2020. City Engineer Gade stated that the landscaping plan provided fulfills the Highway 44 Overlay District requirements. Hunter described that the traffic flow for the site would feature a primary entrance from the Wal-Mart main drive, offering more than the required minimum parking as well as providing double drive thru lanes to prevent over stacking or potential back up into the Wal-Mart parking area. Gade pointed out that while brick was included in the building materials, there was also going to be a large amount of EFIS (Exterior Insulation Finishing System) in the design. Gade also stated that while EFIS is acceptable in zone one, there is not any specified percentage listed. Hunter stated that this building plan consists of approximately 14% brick, 9.7% glass, 22 ½ % Hardy Plank and 53 ½ % EFIS. Hunter advised the Board that the building signage comes in to less than 10% of the wall square footage which meets the signage requirements. The monument sign is planned at the NE corner of the lot. This sign would be 15 feet tall and made of similar materials to the building.

Motion by Bohan, Second by Haar to approve the Burger King Site Plan per the City letter dated August 28, 2013.

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

2. Canoyer Greenhouse- Site Plan

Shane Devick of Civil Engineering Consultants at 2400 86th Street #12, Des Moines IA and Greg & Kyle Canoyer, owners of Canoyer Garden Center were present to address the Board. Devick stated that they were in agreement with the Staff comments on their proposed site plan for a greenhouse to be located at 3355 SE Gateway Drive. Devick stated that the front of the building would face Highway 141 and fall under the Hwy 141 Corridor requirements. Devick stated that customer and delivery entrance will be off of SE Gateway Drive

with traffic circulation moving customers to the front parking and employee parking and delivery traffic confined to the rear. He advised that the rear of the building is also where the loading dock will be located and they will work with staff as to what products to use for screening the lower portion of the dock. He added that the drive will be 30 foot wide to accommodate two-way traffic and they plan on 90 stalls for parking. Devick advised that detention is located on the east side where the lot naturally drains. Kyle and Greg Canoyer addressed the Board to discuss the architectural aspects of the building. Kyle Canoyer stated that they currently own a very similar building in Papillion, Nebraska. This building will be primarily glass and designed after the European model of greenhouses. Canoyer stated that this will be a state of the art building with natural air flow and a roof that can open as well as vented walls to promote air flow. He added that this is also a shade/heat retention curtain that can be adjusted as needed and that no products will be sold outside of the building. Canoyer also stated that they anticipate having 25-30 employees and would remain open 10 months of the year. City Engineer Gade stated that the building materials do fit the Highway 141 corridor requirements but that they would want to review the product options for the loading dock screening.

Motion by Haar, Second by Chambers to approve the Canoyer Green House Site Plan per the City letter dated August 28, 2013.

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

Steve Reneker recused himself from agenda item #3 due to a potential conflict of interest.

3. Prairie Business Park– Site Plan

Greg Cabalka of Kirkham Michael 11021 Aurora Avenue Des Moines IA 50322 addressed the Board on behalf of R & R Realty Group. Cabalka stated that this site plan is located at the SE Corner of S James and SE 37th in Grimes. He stated that this parcel is approximately 40 acres and phase one will consist of a 120,000 square foot warehouse to be located in the middle of the east half of the property. Cabalka stated that the warehouse will be constructed out of architectural pre-cast concrete panels with a glass accented entryway and the property will be accessed by two entries one off of 37th Street and the other on the west side opening onto James Street. The western half of the property will remain in agricultural use until development at a future date. Cabalka stated that there will be 127 parking spaces with potential to expand in the future. He added that a master detention basin will be located at the front of the warehouse on the NE corner of the lot. Cabalka noted that the east half of the lot is currently zoned as M1 – A Commercial, the remaining half is zoned A1. Cabalka advised the Board that this building would be the same style in appearance as a recent warehouse project they completed at 114th & Meredith in Urbandale. Tom Rupprecht of R & R Realty 1225 Jordan Creek Parkway Suite 200 West Des Moines addressed the Board to provide further details on the buildings planned use. Rupprecht stated that there would be multiple tenants for the space with various uses from light production to retail. He added that these buildings are designed to be as flexible as possible with each unit comprising approximately 10,000 square feet. City Engineer Gade informed the Board that the road way for that area is adequate for the current demand and that there was a plan in place for future widening of James Street at that location to accommodate the expected increase in traffic flow as that area develops. Gade stated that screening is required for any trash receptacles that are kept outside.

Motion by Haar, Second by Chambers to approve the Prairie Business Park Site Plan per the City Staff Letter dated August 29, 2013 with the addition of providing elevation plans including building material descriptions and resolve the waste containment screening issue to meet City requirements.

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

Steve Reneker rejoins the meeting in progress

4. Autumn Park Final Plat 3

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Grimes Lots LLC. Ollendike stated that Plat 3 consists of approximately 28 acres and will have 57 single family lots. City Engineer Gade stated that there had not been any material changes to the preliminary plan presented and approved earlier this year.

Motion by Chambers, Second by Haar to approve Autumn Park Final Plat 3 per the Fox Engineering Letter dated August 28, 2013.

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

5. Public Hearing & Action on Zoning Request for Kennybrook Estates Townhomes to rezone from R-3 High Multiple Family District to R-4 Planned Residential Development District.

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Hubbell Homes. The parcel known as Kennybrook Estates Townhomes consists of 10.91 acres currently zoned R-3. Due to the change in market demand, Gibson stated that Hubbell requests to have that area rezoned to R-4 Planned Residential Development District in order to allow detached single family townhome products to be built. Gibson stated that Hubbell recently held a neighborhood meeting to explain their plan to current adjacent residents that would be affected most by this change. Gibson noted that the overall response was very positive to have this change made. Joe Pietruszynski, VP of Land Development with Hubbell Homes located at 6900 Westown Parkway, West Des Moines IA addressed the Board. Pietruszynski stated that Hubbell had been looking at this project for some time trying to determine what type of residential product would be the most marketable for that area. Pietruszynski stated that market demand was moving strongly in the direction of bi-attached and unattached townhome products. The current zoning would not allow that product to be built in that area which is why they are requesting this re-zone. City Engineer Gade stated that this project was encouraged by the City and that he did not foresee any problems with this change.

The meeting was opened for a Public Hearing at 6:52 pm. There being no further oral or written comments the Public Hearing was closed at 6:53 pm.

Motion by Bohan, Second by Haar to approve the request for Kennybrook Estates Townhomes to rezone from R-3 High Multiple Family District to R-4 Planned residential Development District per the Planning and Zoning meeting September 3, 2013.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

Old Business- City Engineer Gade did not have any additional comments at this time. Building Inspector Clyce stated that the building department had 180 inspections over the month of August and 10 new single family home permits bring the total to 95 so far this year.

2. New Business- Next meeting – October 1, 2013

V. ADJOURNMENT

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

Meeting is adjourned at 6:58 pm

Bill Bohan, Secretary