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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, November 5, 2013 at 5:32 P.M. at the Grimes City Hall.

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

### **I. GENERAL AGENDA ITEMS**

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

Metro Waste Authority asked to postpone their agenda item requesting a Waiver of Requirements until the next Planning and Zoning meeting.

Motion by Bohan, Second by Chambers to approve the agenda with that change.

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 October 7, 2013 meeting

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

### **II. PUBLIC AGENDA ITEMS**

#### **1. Brooke Ridge Plat 1, Final 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 contains 29 single family lots and almost all of the initial construction and improvements have been completed, anything remaining would be bonded for. City Engineer Gade stated that the attorney is still reviewing the legal documents and they would reserve the right to add comments on any potential easements that may come up. Gade stated that there were no changes from the Preliminary Plat.

Motion by Bohan, Second by Haar to approve the request for Brooke Ridge Plat 1 Final Plat per the Fox Engineering Letter Dated October 16, 2013

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

#### **2. Beaverbrooke Plat 9 Final Plat**

City Engineer John Gade informed the Board that this Plat contains 73 single family lots zoned R2-70. Gade stated that most of the paving and improvements were already complete. Gade stated that there were no changes from the Preliminary Plat and that he did not have any issues with easements or street names within this development. Gade noted that the attorney was still reviewing the legal documents and they would reserve the right to add comments if needed.

Motion by Haar, Second by Chambers to approve Beaverbrooke Plat 9 Final Plat per the Fox Engineering letter dated October 10, 2013.

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

### **3. Harris Trucking Site Plan**

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Harris Trucking. Mandernach noted that this site plan for construction of an industrial building and office warehouse had been previously approved at the August 2013 meeting, however, the owner wanted to make a change to that plan. Mandernach stated that the change consisted of moving the building from the previously approved location on the north side of the lot to the South side of the lot. Mandernach stated the new site plan shows the revision to the parking as well as a small reduction in the overall size of the building proposed. Mandernach stated that the size would now fall under the required size that would require having the building sprinkled. City Engineer Gade noted that the fencing around the facility did not completely enclose the property. Mandernach stated that the proposed fencing was chain link with mesh fabric that would attach to the existing farm fencing to the west that crosses a drainage easement that would prohibit a denser fencing. Gade stated that the area concerned abutted to another business and would not cause any hardship to maintain the current fencing plan.

Motion by Chambers, Second by Bohan to approve the Harris Trucking Site Plan per the City Staff Letter dated October 24, 2013.

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

### **4. Grimes Business Park Building Three Site Plan**

Steve Niebuhr, of Hubbell Realty 6700 Westown Parkway, West Des Moines IA, addressed the Board. Niebuhr stated that this third phase in the development plan would consist of 110,000 square feet building and would be the same design as the previous two buildings. Niebuhr noted that the dumpsters for this building would not be visible from the public right of way and that no screening would be required.

Motion by Haar, Second by Bohan to approve the Grimes Business Park Building Three Site Plan per the City Staff Letter dated October 29, 2013.

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

### **5. Grimes Crossing Senior Housing Site Plan**

Tim Mauro, 2611 Ingersoll Avenue Des Moines IA and David Abler, of Wells & Associates Architects addressed the Board to discuss the proposed Senior Housing Site Plan. Mauro stated that this would be a three story, 31 unit apartment building. Abler stated there would not be any garage facility on this lot, however there will be a total of 62 parking spaces for the residents. The building is primarily brick and hardyboard siding. The trash dumpster and storage facility will also be brick to match the building.

Motion by Haar, Second by Chambers to approve the Grimes Crossing Senior Housing Site Plan per the City Staff Letter dated October 30, 2013.

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

**III. PUBLIC FORUM-** None

**IV. ZONING ADMINISTRATOR REPORT -**

1. Old Business- None
2. New Business- Building Inspector Clyce stated there were new single family home permits issued last month and 212 inspections.

**V. ADJOURNMENT**

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

Meeting is adjourned at 5:50 pm

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Steve Reneker, Chairman

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