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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, December 3, 2013 at 5:32 P.M. at the Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Haar, Second by Bohan to approve the minutes from the November 5, 2013 meeting

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

II. PUBLIC AGENDA ITEMS

1. Public Hearing and Action on a Request from Brooke Ridge West for a Land Use Change and Rezone of 15.9 acres currently zoned A-1 Agricultural to R2-70 Single Family and two family dwellings.

Chairman Steve Reneker opened the Public Meeting at 5:36. Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Stanbrough Realty Company. Roghair stated that this site consists of approximately 15.9 acres and is zoned A-1 Agricultural and they would like it rezoned to R2-70 (Single and Two-Family Dwelling District) in addition to a Land Use Change. Roghair stated this parcel is bound on the west by NW 142nd street and on the north by NW 27th Street. City Engineer John Gade stated that the land use plan was dictated on the developer's proposal for development at the time that plan was initially created. Gade noted that the developer since had revised his intentions for that ground usage and that the City did not have any overriding plan that would be impacted by this change. Gade also said that a single family development would be more compatible with adjacent development plans.

Being no further discussion by the Board, and no oral or written comments received from the public, Chairman Steve Reneker closed the Public Hearing at 5:42.

Motion by Haar, Second by Bohan to approve the Request from Brooke Ridge West for a Land Use Change and Rezone of 15.9 acres currently zoned A-1 Agricultural to R2-70 Single Family and two family dwellings.

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

2. Public Hearing and Action on a Request from Metro Waste Authority for a Rezone from A-1 Agricultural to M-3 Heavy Industrial and Request for a Waiver of Requirements for the Hwy 141 Mixed Use Development Corridor District.

Chairman Steve Reneker opened the Public Hearing at 5:46. Tom Hadden, Executive Director for Metro Waste Authority, 300 E. Locust St, Suite 100 Des Moines IA presented an overview of their plans for development of a municipal solid waste transfer station. Hadden stated that Metro Waste Authority purchased the main portion of the property with M-3 zoning in 1998 with a subsequent additional purchase in 2004 of approximately 2 ½ acres adjacent to it that is currently zoned A-1. Hadden stated that the original parcel was intended to be used as a transfer station at some point in the future and was being used in the meantime as a salt storage facility. Hadden noted that by building the salt storage facilities, Metro Waste allocated a significant portion of the original property and it was determined that additional land would be needed to allow expansion to include the solid waste transfer station. Hadden stated that a section of the additional ground purchased falls within the Highway 141 Mixed Use Development Corridor District and would have to be rezoned to M-1 in order for that expansion to take place. City Engineer Gade noted that the land usage for the parcel in question was only going to be used for storm water detention and roadway, but since it was partially in the Corridor District, the entire parcel was subject to the zoning. Gade also noted that the development of a transfer station would increase the truck traffic volume on SW 37th. Gade stated that traffic studies were being performed and future expansion of that roadway was in the planning stages.

Being no further discussion by the Board and no written or oral comments from the Public, Chairman Steve Reneker closed the Public Hearing at 6:07.

Motion by Haar, Second by Bohan to approve the Request from Metro Waste Authority for a Rezone from A-1 Agricultural to M-3 Heavy Industrial as well as approving the Request for a Waiver of Requirements for the Hwy 141 Mixed Use Development Corridor District.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT -

City Engineer Gade advised the Board that Metro Waste Authority would be taking a request for the Special Use Permit for the Transfer Station to the Board of Adjustment later this month and a Site Plan for this project would be presented to Planning and Zoning in January. Gade also said he expected to have a request in January on the Heritage Re-Zone. Building Inspector Clyce stated there were 9 new single family home permits issued last month and 142 inspections.

1. Old Business- None
2. New Business- Chairman Steve Reneker presented a service recognition award for Board Member Kristin Haar in appreciation for her eight years of service on the Planning and Zoning Board. Haar is in the process of moving to Johnston and her services will be missed.
Next meeting, January 7 2014.

V. ADJOURNMENT

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

Meeting is adjourned at 6:14 pm

Steve Reneker, Chairman