



**Board of Adjustment
Minutes
January 21, 2014**

The meeting of the Grimes Board of Adjustment was called to order on Tuesday, January 21, 2014 at 5:30 pm at the Grimes City Hall.

Roll Call: Present: Dick Pipho; Bill Lego, Tom Letch, Jeremy Mason and Building Inspector Scott Clyce

I. APPROVAL OF THE AGENDA

Moved by Lego, Second by Mason, the Agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes 4 to 0.

II. APPROVAL OF MINUTES

Moved by Mason; Second by Lego, the minutes from December 17, 2013 shall be approved.

Roll Call: Ayes: All; Nays: None. Motion passes 4 to 0.

III. PUBLIC AGENDA ITEMS

Public Hearing Appeal 01-14 Hubbell Properties II L.C.

Doug Saltszgaver of Engineering Resource Group, 2413 Grand Avenue, Des Moines IA, and Steve Niebuhr and Kris Sadoris from Hubbell Realty, 6900 Westown Parkway, West Des Moines IA were present to address the Board. Niebuhr stated that the market demand and land usage for that area have been more successful with multifamily usage than commercial usage. Steve Niebuhr stated that two years previously the Board approved a similar project to the west of the current site and it was Hubbell's interest in continuing to develop additional apartment housing in that area. Niebuhr said that the current plan is to build three apartment building structures consisting of 30 units each with garage parking. Niebuhr stated that they are considering offering a club house for tenant usage, but that was not certain at this time. Niebuhr said that they wanted to know if such usage would be allowed within that zoning area before finalizing building details with Planning and Zoning and Council. Board Member Mason asked if traffic studies had been performed in this area. Niebuhr replied that one had been performed about two years previously and that there was an agreement with the City already in place that if traffic congestion issues warranted in the future, Hubbell would address those needs to minimize negative impact. Residents Sonya & Scott Dettmann, 1116 SE 10th Court, Grimes IA, addressed the Board. Scott Dettmann stated that they are concerned with the traffic flow that has been increasing on 11th Street with the building of the previous apartment structures. Dettmann also stated that they had concerns about water flow and run off from this development. Board Chair Pipho stated that those were discussion items to be addressed by the Planning & Zoning Board as well as City Council. Pipho stated that the purpose of the Board of Adjustment was only to decide if a Special Use Permit made sense and if it was in the overall best interest of the City.

Motion by Lego, Second by Mason to approve a Special Use Permit for R-3 in a C-2 zoned area.

Roll Call: Ayes: 4. Nays: 0. Motion Approved 4-0

Board Action Ref: 01-14

IV. ADJOURNMENT

Meeting adjourned at 5:53 pm
