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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, April 1, 2014 at 5:34 P.M. at the Grimes City Hall.

Roll Call: Present: Steve Reneker, Mike Chambers, Steve Valline Absent: Bill Bohan, Kelsey Clark, Council Liaison Craig Patterson

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Valline, Second by Chambers to approve the minutes from the March 4, 2014 meeting

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

II. PUBLIC AGENDA ITEMS

1. Public Hearing and Action Amending the Grimes Zoning Ordinance Renaming Chapter 165B, and Amending Chapter 165B.1, 165B.02, 165B.17 and 165B.19 Under the Hwy 44 Mixed Use Development Corridor Overlay District.

Chairman Steve Reneker opened the Public Hearing at 5:38. Being no oral or written comments the Public Hearing was closed at 5:38. City Engineer Gade discussed that Staff determined that additional clarification of the Zoning Ordinance was recommended. Gade stated that the proposed revision would have the Zoning map showing the transportation corridors rather than using street names or intersections. Gade also stated that there was some concern about landscaping limitations in the current Ordinance. He stated that the proposed change would allow for more landscaping options such as hedges and berms and screening for businesses. Gade advised that changes to the Waiver of Requirements would allow Staff more flexibility when working with Developers. He added that these requirements would not apply to any area zoned R-4 (Planned Residential Development District).

Motion by Valline, Second by Chambers, to recommend approval to the Council to Amend the Grimes Zoning Ordinance Renaming Chapter 165B, and Amending Chapter 165B.1, 165B.02, 165B.17 and 165B.19 Under the Hwy 44 Mixed Use Development Corridor Overlay District.

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

2. Public Hearing and Action Amending The Grimes Zoning Ordinance Chapter 165A.27 Under the Highway 141 Mixed Use Development Corridor District.

Chairman Steve Reneker opened the Public Hearing at 5:49. Being no oral or written comments the Public Hearing was closed at 5:49. City Engineer Gade stated to the Board that this proposed amendment would allow greater flexibility when reviewing waiver requests from developers. He also said that R-4 zoning (Planned Unit Development) would be exempt from those requirements.

Motion by Chambers to Approve Amending The Grimes Zoning Ordinance Chapter 165A.27 Under the Highway 141 Mixed Use Development Corridor District.
Roll call: Ayes-3, Nays- 0 Motion passes: 3 – 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

1. Old Business- City Engineer Gade stated that the Heritage Project should be ready for presentation at the next Planning and Zoning meeting in May. Building Inspector Clyce stated that there were 24 new Single Family homes started in March. Clyce said Burger King was expected to open on Friday April 4, 2014.
2. New Business- Next meeting, May 6, 2014.

V. ADJOURNMENT

Motion by Valline, Second Chambers by to adjourn the meeting.
Meeting is adjourned at 5:59 pm

Steve Reneker, Chairman

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