



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, June 3, 2014 at 5:34 P.M. at the Grimes City Hall.

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

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 Valline, Second by Bohan to approve the minutes from the April 29, 2014 meeting

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

II. PUBLIC AGENDA ITEMS

A. Meadowlark South Plat 5 Final Plat

Chad Billings, Engineering Resource Group 2413 Grand Avenue Des Moines IA addressed the Board on behalf of the owner Hubbell Development. Billings stated that Meadowlark South Plat 5 is the second to last plat of the Meadowlark project. Billings said this plat contains 29 single family lots and all has been prepared to the specifications previously approved in the master plan by the Board. City Engineer Gade said that they were waiting on a few legal documents but he did not have any additional comments.

Motion by Chambers, Second by Valline to Approve the Meadowlark South Plat 5 Final Plat per the Fox Engineering Letter Dated May 28, 2014.

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

Board Member Kelsey Clark joins the meeting at 5:44.

B. Prairie Business Park- Site Plan

Greg Cabalka, Kirkham Michael, 11021 Aurora Avenue Des Moines addressed the Board on behalf of the Developer Stang Properties & R & R Investors. Cabalka stated that they were providing the elevations of the proposed building as requested. Cabalka noted that there is a change from the original plan of a south access drive in order to accommodate a shift of alignment between the property owners. Cabalka said the roadway centerline would be along the southern property line of the R & R site and should allow for future additional parking to be spread evenly throughout the site as opposed to being concentrated in the southeast corner. Cabalka stated that this change will allow fire and safety access through the entire site by means of the access drives on the east (James St) and north (S. 37th) sides of the site. Brent Schipper with Ask Studio, 3716 Ingersoll #A, Des Moines addressed the Board to detail building materials and colors to be used. Schipper stated the building is pre-cast concrete and painted a grey & white color scheme. Schipper proposed that the glazing will have a green color film accent. Schipper stated that the Developer asked to postpone installation of windows on the south elevation until such time as they could determine if this structure would stay at the initial size of 800 sq ft. or be expanded to 1,000 sq. ft.

Schipper said this delay would not extend beyond a ten year time frame. City Engineer Gade did not have any additional questions or comments.

Motion by Bohan, Second by Valline, to recommend approval of the Prairie Business Park Site Plan Per the Fox Engineering Letter Dated May 28, 2014.

Roll call: Ayes-Chambers, Valline, Bohan, Clark; Abstain- Reneker; Nays- 0 Motion passes: 4- 0

C. Metro Waste Transfer Station- Site Plan

Jeff Dworek, Director of Operations for Metro Waste Authority and Doug Decesare of HDR Engineering Inc. 8404 Indian Hills Drive, Omaha NE 68114 addressed the Board on behalf of Metro Waste Authority. He stated that Metro Waste wishes to construct a solid waste transfer station facility located at 4105 SE Beisser Drive. Dworek stated this facility would be to collect solid waste from local trucks and transfer the materials inside the building to larger trailer trucks which would then take those materials to the dump. Dworek stated that in addition to the current salt storage buildings, the transfer station they want to build would be a two story metal structure, approximately 26,000 square feet with a concrete base and would feature a dry extinguisher system. Dworek stated that a weigh station and maintenance building would also be built on the property with a private drive located along the south side of the property. He said there would be seven parking stalls and anticipated only two employees to run the operation with a possibility of more in the future. Dworek said this facility would be fenced and lighted and they estimate this project would to meet the population growth needs for up to 30 years. City Engineer Gade did not have any additional questions or concerns.

Motion by Valline Second by Bohan to Approve the Metro Waste Transfer Station Per the Fox Engineering Letter Dated May 29, 2014.

Roll call: Ayes-5, Nays- 0 Motion passes: 5 - 0

D. Glenstone Trail Plat 8- Final Plat

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive Suite G addressed the Board on behalf of Neat Feat LLC. Ollendike stated that this property is the final phase of the Glenstone Trail project. She stated this plat has 14 townhome units located on 2 acres located west of Glenstone drive, and has an existing detention pond. City Engineer Gade noted that most of the development has already been completed and that this is the last remaining section to build out. Gade did not have any questions.

Motion by Valline, Second by Chambers to Approve the Glenstone Trail Plat 8 Final Plat Per the Fox Engineering Letter Dated May 30, 2014.

Roll call: Ayes-5, Nays- 0 Motion passes: 5 - 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City Engineer John Gade said that there might be a couple of Final Plats ready for next meeting and perhaps a site plan. City Building Inspector Clyce stated that there were 26 single family permits taken out in April and 19 in May.

1. Old Business- None
2. New Business- Next meeting, July 1, 2014.

V. ADJOURNMENT

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

Meeting is adjourned at 6:23 pm