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This meeting of the Grimes Planning and Zoning Commission was called to order on Monday, September 2, 2014 at 5:30 P.M. at the Grimes Community Complex.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

Roll call: Ayes-4; Nays-0 Motion passes: 3 -0.

II. APPROVAL OF THE MINUTES

Motion by Clark, Second by Chambers to approve the minutes from the July 21, 2014 meeting

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

II. PUBLIC AGENDA ITEMS

A. Prairie Business Park Preliminary Plat

Greg Cabalka of Kirkham and Michael Consulting Engineers, 11021 Aurora Avenue, Urbandale representing R & R Realty along with Steve Gaer and Tom Rupprecht were present to address the Board. Cabalka advised that construction is underway on the first building. He stated that they were in agreement with the comment letter from Fox. Cabalka stated that as part of the sight plan they are required to detain the water from their sight and can only release at a 5 year undeveloped site rate from their site. He added that according to standard practice any water coming from public waterways from adjacent sites that flow through this area can be bypassed with the site's release rate. Cabalka said that the size of the detention basin on this site became an issue as the site is over detaining stormwater by code. He stated that they were requesting a clause to the development agreement that if there was an assessment cost in the future that was incurred with this site, would the City consider this detention. Cabalka stated there was a large cost to R&R for this detention and it was benefiting the City. He went on to state that since they were over detaining they were causing less water to go downstream and causing less erosion downstream. Cabalka said that R&R Development wanted to leave negotiations open through the development agreement to give some kind of a credit if future assessments were levied against this site. City Engineer Gade advised that he had no additional comments and would recommend approval.

Motion by Chambers, Second by Clark to Approve the Prairie Business Park Preliminary Plat per the Fox Engineering letter dated August 28, 2014.

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

B. Prairie Business Park Final Plat

Greg Cabalka of Kirkham and Michael Consulting Engineers, 11021 Aurora Avenue, Urbandale addressed the Council regarding the Final Plat. Cabalka stated that the only thing he wanted to add was that a dedicated future right-of-way would be made when the intersection of South James Street and SE 37th Street is developed.

City Engineer Gade stated he had no issues and recommended approval subject to Fox Engineering letter dated August 28, 2014

Motion by Clark, Second by Chambers to recommend approval of Prairie Business Park Final Plat Per Fox Engineering Letter dated August 28, 2014.

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

C. Joy Ride Site Plan

Keith Weggen of Civil Design Advantage, 3405 SE Crossroads Suite G, Grimes was present to address the Board. He stated he was here on behalf of Joy Ride Transport Services who provide transportation for wheel chair and special needs customers. Weggen stated that this site is located at 3105 SE Miede Drive on a 1/4 acre site. He stated they were proposing a 5900 square foot building with 51 parking stalls. Weggens said that the building materials would be metal building panels with face brick and EIFS. Weggen stated there would be approximately 1,837 square feet of office space, 3,163 square feet of garage and 900 square feet of wash bay. City Engineer Gade reviewed the buffering of the site from the adjacent site which is zoned residential multi-family housing. Gade did not see any concerns with this project and recommended approval.

Motion by Chambers Second by Clark to Approve the Joy Ride Site Plan Per the Fox Engineering Letter Dated August 28, 2014.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 285 inspections over the past month, and a total of 148 new single family houses were built year to date.

1. Old Business- None
2. New Business- Next meeting, October 7, 2014.

V. ADJOURNMENT

Motion by Chambers, Second by Clark to adjourn the meeting.
Meeting is adjourned at 5:54 pm

Bill Bohan, Secretary