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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, December 2, 2014 at 5:35P.M. at Grimes City Hall.

Roll Call: Present: Mike Chambers, Steve Reneker, Kelsey Clark via teleconference, City Engineer John Gade, Building Administrator Scott Clyce. Absent: Bill Bohan, Steve Valline, Council Liaison Craig Patterson

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Chambers, Second by Clark to approve the minutes from the November 4, 2014 meeting

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

II. PUBLIC AGENDA ITEMS

A. Public Hearing and Action on Request for Rezone from Hubbell Realty of 8.88 acres from C-2 General and High Service Commercial District to M-1A Commercial and Limited Light Industrial District and referred to as Grimes Business Park Plat 2 Outlot B (Property is located between Gateway Drive and Highway 141 and proposes to construct a warehouse building)

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 advised the Board that Hubbell Realty was proposing to build a distribution center on the east side of Gateway Drive. Gade said that this would be a 110,000 square foot building identical to the 4 pervious buildings that they have built on the west side of Gateway Drive. Gade stated that what made this slightly different from the previous buildings is that the area proposed is currently zoned C-2 which would not allow that type of usage in that area. Gade went on to explain that although currently zoned C-2, the Land Use Plan had recommended Light Industrial rather than Commercial. Gade stated that because the proposal still fit with the Land Use Plan Staff would recommend approval for the rezone.

Motion by Chambers, Second by Clark, to recommend approval of the Request for Rezone from Hubbell Realty of 8.88 acres from C-2 General and High Service Commercial District to M-1A Commercial and Limited Light Industrial District and referred to as Grimes Business Park Plat 2 Out lot B (Property is located between Gateway Drive and Highway 141 and proposes to construct a warehouse building)

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

B. Brooke Ridge West Plat 3 Final Plat

Emily Harding, Civil Design Advantage, 3405 Crossroads Dr. Suite G, Grimes addressed the Board on behalf of the Developer Brooke Ridge West LLC. Harding stated that this development is located at NW 27th and County Line Road. This Plat contains 30 single family lots on 15.90 acres. Harding stated that there are no material changes from the Preliminary Plat and that most public utilities and streets are in. Harding also noted that the street name originally designated as NW Timber Creek Road was now changed to NW 26th Lane. Harding stated that there are two detention basins on the property and trails that run along the north and east side of the property. Harding said that out lot Y will be dedicated to the City. City Engineer Gade stated there were a few punch list items remaining but that he did not have any additional questions or concerns.

Motion by Chambers, Second by Clark to approve Brooke Ridge West Plat 3 Final Plat.

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

C. OPUS Site Plan

Jason Conway, representing the OPUS Group, 10350 Bren Road West, Minnetonka, MN 55343 addressed the Board. Conway stated that this project is located on the Cramer Industrial site at the NW Corner of 19th Street and Highway 141. Conway said this is Zoned M-1 which matches the use they are proposing. Conway stated that this building will be 182,000 square foot area with 32 feet of interior height constructed of pre cast painted concrete. Any waste containers on site will be contained indoors. Gade did note that in the current proposal between this project and the Hubbell one next to it there would be two access drives created immediately next to each other and suggested that the two properties work together to create one shared drive rather than two separate ones. Gade also stated that five foot sidewalks along the west and south sides of the property would be installed at a future date. Gade stated that along the east side of the building where one would typically see a full sidewalk between the building and the parking, this proposal contains sidewalk at the doors and ADA ramps, however it does not have a full sidewalk along the entire front. Conway stated that for the building use intentions and since it is not open to the public, additional entry ways and sidewalks were not considered necessary. City Engineer Gade said that the owner has stated that as part of this project he will work with the city and Adesa to improve the jointly owned storm water pond on that property and correct the erosive shoreline conditions along the south edge removing silt and providing native plantings. Gade said that there was a very nice berm and landscaping plan for this project to buffer the view between the building and the street.

Motion by Chambers, second by Clark to approve the OPUS Site Plan per the Fox Engineering letter dated November 26, 2014.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City Engineer Gade stated that he might have a plan at the next meeting for the Hubble Distribution building number 5 but would let the Board know if that would be ready. Building Administrator Clyce stated there were 10 new single family home permits last month and the

annual total is currently at 207. Clyce further stated there were 230 inspections over the past month.

1. Old Business- None
2. New Business- Next meeting, January 6, 2014.

V. ADJOURNMENT

Motion by Chambers, Second by Clark to adjourn the meeting.

Meeting is adjourned at 6:10 pm

Steve Reneker, Chair

DRAFT