



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, May 5, 2015 at 5:30 P.M. at Grimes City Hall.

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

## **I. GENERAL AGENDA ITEMS**

### **I. APPROVAL OF THE AGENDA**

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

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

### **II. APPROVAL OF THE MINUTES**

Motion by Almeida, Second by Clark to approve the minutes from the April 7, 2015 meeting.

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

## **II. PUBLIC AGENDA ITEMS**

### **1. Kennybrook South Final Plat and PUD**

Erin Ollendike, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Diligent Kennybrook. Ollendike stated this plat consists of 52.5 acres and is located south of the intersection of SW Brookside Drive and SW 6<sup>th</sup> Street. City Engineer Gade said that there was 4.1 acre park that would be dedicated to the city with plat 1. Ollendike stated that the area would be changed from outlot X Multi Family to Lot 86 and the park portion would be designated as an outlot. She also stated that the first plat would consist of the park, extension of Brookside Dr. as well as 25 single family lots.

Motion by Chambers, Second by Almeida to approve Kennybrook South Final Plat and PUD per the Fox Engineering letter dated April 28, 2015.

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

### **2. Destination Ridge Preliminary Plat**

Kirsten Rimes with Edward Rose & Sons, Regional Office is located at 6101 Newport Road, Kalamazoo, Michigan addressed the board. Rimes stated they have a 31.3 acre parcel and they wish to remove the 141 Corridor Overlay requirements on this parcel as well as Preliminary Plat approval. Rimes stated that the overlay was placed upon the parcel by the current owner and that they have written approval for that requirement to be waived for this project. City Engineer

Gade stated that parkland dedication still would need to be addressed in the future, however a 20 foot greenbelt trail along the east side of the project will go towards meeting that requirement. Gade did not have any other questions or concerns.

Motion by Chambers, Second by Clark to approve Destination Ridge Preliminary Plat per the Fox Engineering letter dated April 30, 2013.

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

### **3. Edward Rose Apartment Site Plan**

Kirsten Rimes with Edward Rose & Sons, Regional Office is located at 6101 Newport Road, Kalamazoo, Michigan addressed the board. Proposing a 384 unit apartment development. Rimes stated that approximately 2 thirds of the units would consist of one bedroom one bath with approximately 720 sq. ft. and the remaining third would consist of two bedroom, two baths and have about 1100 sq. ft. available at market rate. Rimes said the buildings would be 24, 30 and 36 unit buildings, three stories tall with a community room and office space. Rimes stated this project would be built in phases with the expected start to be in the SW corner. City Engineer Gade asked to have plans for the gutter system provided for the project.

Motion by Almeida, Second by Chambers to recommend approval per the Fox Engineering letter dated April 30, 2015.

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

### **4. Total Family Eye Care Site Plan**

Shane Devick with CEC 2400 86<sup>th</sup> Street #12 Street Urbandale. Devick stated that this parcel is just east of Walmart and south of the health clinic on Destination Drive. Devick said they did not have any issues with the comments provided by Fox Engineering. Robert Stensland of Modern Design Architects 202 Main, Jainsville IA addressed the Board to describe the building materials. Stensland stated there would be three spaces within the building for the Optometric office as well as up to two additional tenants. He said the products on the exterior would include cultured stone, EIFS, and brick. Stensland stated that due to the building structure they did have a concern with the amount of glass required and hoped to have a waiver for this project. City Engineer Gade commented that they had a similar issue with the clinic next door and the City had provided a waiver in that circumstance. Gade recommended that they provided percentages of the various exterior products for the next meeting for review.

Motion by Almeida, Second by Clark to recommend approval of the Total Family Eye Care Site Plan per the Fox Engineering letter dated April 30, 2015 with the waiver on the glass requirement.

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

### **5. Houghton Flex Warehouse Site Plan**

Keith Weggen, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board regarding the Houghton- Gateway Business Park Site Plan. This site is located next to Dogwoods Lodge on lot 3 of Gateway business Park Plat 2 and is approximately 2 acres in size zoned M-1A and also lies within the 141 Corridor. Weggen stated that they are proposing to build a 22,500 sq. ft. building for primarily warehouse usage with some office space. There is not any parking lot lighting, fencing or dumpsters anticipated at this time and an unattached 12 foot loading dock will be located in the rear of the building. City Engineer Gade stated that they are going to be

adding a sidewalk connection to the existing re is sidewalks on the north and south sides of the project as well as sidewalk along the front of the warehouse. Ken Seeger from Downing Construction of Indianola addressed the Board to describe the building materials. Seeger stated that initially there would only be one door in the front of the building, however he explained that depending on the future use and tenant requirements, the windows along the front are all sized to accommodate retrofitting to additional doors if needed. Seeger described the exterior coverings as a utility grey tone brick on the bottom of the building and metal paneling with horizontal ridges for accent. The remainder of the building would be covered with Hardy panel and red accent trim. Council Liaison Patterson recommended that the percentage of use for each exterior product as well as color options be defined for the Council and Boards review.

City Engineer Gade recommended the addition of some form of entrance feature or canopy to break up the visual line.

Motion by Almeida, Second by Chambers to recommend approval of the Houghton Flex Warehouse Site Plan per the Fox Engineering letter dated April 30, 2015 with the recommendation that the Council review the colors of the metal as well as the canopy for the entrance.

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

### **III. PUBLIC FORUM-** None

### **IV. ZONING ADMINISTRATOR REPORT**

City Engineer John Gade stated there might be another re-zone submitted for the Boards review next month. Building Administrator Clyce stated that April had been another record month for building permits. Clyce stated that there were 34 single family houses and three commercial final inspections. Gade stated that 62<sup>nd</sup> street in Johnston would be closed for the next two weeks.

1. Old Business- None
2. New Business- Next meeting, June 2, 2015.

### **V. ADJOURNMENT**

Meeting is adjourned at 6:45pm

---

Steve Valline, Co-Chair