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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, June 2, 2015 at 5:37 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 Clark, Second by Almeida to approve the minutes from the May 5, 2015 meeting.

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

II. PUBLIC AGENDA ITEMS

1. Public Hearing and Request to Rezone approximately 9.89 acres in Lot 43 Chevalia Valley Development from R-3 to R-4 Planned Unit Development for single family housing

Co-Chair Steve Valline opened the Public Hearing for comment at 5:40. Being no written or oral comments the Public Hearing was closed at 5:40. Gregory Judas of the Willmington Group, 8797 NW 54th Avenue Johnston, addressed the Board on behalf of the owner Peoples Trust & Savings Bank. Judas stated that Lot 43 in Chevalia Valley consists of 9.89 acres and will have 32 single family lots. Judas stated that the products they propose will be unique as they will have a side load garage and that they would need to have approval for 10 foot side setbacks in order to build this development. Judas said in order for the development plan to be cost effective, they were requesting approval of 10 foot setbacks. City Engineer Gade stated that the previous zoning was multifamily detached townhomes which required a Planned Unit Development (PUD) Gade also noted that the rear of a number of these lots encroach on flood plain and he had some concern regarding building homes with basements. Gade stated that they had contacted the engineers regarding that concern and that the developer was aware and believed they had addressed any potential issues in their designs. Judas stated that those flood areas will be made separate out lots and each will go with ownership of the primary lot. Judas stated that the infrastructure that was put in place for the previous design layout would not be able to be used and that the developer would need to take everything out and start over. Judas also noted that

there is an inner city bike trail on the east side of the property that would also be completed as part of the project.

Motion by Clark, Second by Chambers to approve the request to rezone approximately 9.89 acres in Lot 43 Chevalia Valley Development from R-3 to R-4 Planned Unit Development for single family housing with the requirement that they have a minimum of two car attached garages.

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

2. Destination Ridge Plat 2 Preliminary Plat

Jerry Oliver, Civil Engineering Consultants, 2400 86th St #12 Des Moines IA addressed the Board on behalf of the owner Knapp Properties. Oliver stated that this plat consists of one lot to the south of Walmart bordered by highway 141 on the west and SE 11th Street is along the southern border and Destination Drive is on the east. Oliver stated that they propose to extend SE Princeton Drive to allow access to the lot. Oliver said there are existing sanitary, water and sewer lines along SE 11th that would also be extended with Princeton Drive. Oliver said the purpose of the project was to make the lot available for in interested buyer. City Engineer Gade stated that Lot one would need its own storm water detention and the utility extensions would make this a very versatile lot for future use. Gade said that while there were no trails or park ground it would have sidewalks on the public easements. Gade stated that SE Princeton Drive could be widened but it was not necessary at this time.

Motion by Chambers, Second by Almeida to approve Destination Ridge Preliminary Plat 3 per the Fox Engineering letter dated May 28, 2015.

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

3. Destination Ridge Plat 3 Final Plat

City Engineer Gade noted that this is a unique parcel in that it has a triple frontage and there will be 25 foot setbacks around the perimeter. Gade stated that since the improvements have not yet been completed, the developer would need to submit a letter of credit or bond for those public improvements.

Motion by Clark, Second by Chambers to recommend approval per the Fox Engineering letter dated May 28, 2015.

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

4. Brooke Ridge Plat 2 Final Plat

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Dr. Suite G. Mandernach stated that this plat has 24 single family lots and is ready for final grading and streets.

Mandernach said that the detention pond requirements were met previously with Plat 1. City Engineer Gade stated that an easement still needs to be obtained to extend a trail to the park.

Motion by Almeida, Second by Chambers to recommend approval of Brooke Ridge Plat 2 Final Plat per the Fox Engineering letter dated May 28, 2015.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City Engineer John Gade stated he was anticipating site plans on Miehle Drive for review at the next meeting as well as a possible site plan coming for Heritage. Gade also stated that the city's

of Johnston and Grimes had rejected bids that came in high on the NW 70th Street Improvement project. Gade also stated that the Grimes portion of the SE 19th Project was almost complete. 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 62nd street in Johnston would be closed for the next two weeks.

1. Old Business- Council Liaison Patterson told the Board that the City Council wanted to have a few changes made to the previously approved Houghton Warehouse. The Council requested more brick and stone to the exterior package an increase the glass use. Patterson also noted that Staff would review of the material requirements that are currently in place. City Building Administrator Clyce stated that there were 26 single family permits in May and 18 townhomes. Clyce stated that the total year to date for single family permits is 92.

2. New Business- Next meeting, July 6, 2015.

V. ADJOURNMENT

Meeting is adjourned at 6:25pm

Steve Valline, Co-Chair

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