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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, July 7, 2015 at 5:37 P.M. at Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

At the request of the Engineer for Agenda Item: Heritage at Grimes Plat 2-Preliminary Plat was moved to Agenda Item 8.

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

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

II. APPROVAL OF THE MINUTES

Motion by Clark, Second by Almeida to approve the minutes from the June 2, 2015 meeting.

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

II. PUBLIC AGENDA ITEMS

1. Heritage at Grimes Plat 3 Preliminary Plat - Moved from Item 1 to Item 8

David Bentz, Bishop Engineering 3501 104th Street Des Moines addressed the Board on behalf of the Beaverbrooke Development Company. Bentz stated that this 24 acre plat has 76 single family lots with a width between 70 to 75 feet. Bentz noted that a school zone was located just to the south of this plat and that they would be utilizing various traffic calming strategies to ensure reduced speeds thru the development. Bentz stated that using a 150 ft. radius and narrower streets have been proven to be more effective at reducing speeds than signage alone. Bentz stated that it is their plan to have grading started and utilities in by fall of 2015, paving would be planned for spring of 2016. Bentz stated that the decorative fencing chosen for this development is to be installed by each builder and would have five foot openings for access at the back of each lot that is adjacent to the green space areas.

Motion by Almeida, Second by Clark to approve the Heritage at Grimes Plat 3 Preliminary Plat

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

2. Chevalia Valley Preliminary Plat- Moved to Item 1 from Item 2

Greg Judas of the Willmington Group at 8797 NW 54th Ave #300, Johnston, addressed the Board. Judas stated that he was concerned that item 4A in the Fox letter dated June 29th that recommended increasing the centerline radius to 100 feet and set the speed limit at 20 miles per hour. Judas explained that due to the small area being developed they would like to keep the 60 foot radius and post the speed limit to 15

for that section to stay in compliance. Engineer Holtz did not have any issues with the 60 foot radius as long as the speed limits were posted.

Motion by Almeida, Second by Clark to approve Chevalia Valley Preliminary Plat per the Fox Engineering letter dated June 29, 2015.

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

3. Destination Ridge Plat 4 Final Plat- Moved to Item 2 from Item 3

Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads, Grimes addressed the Board on behalf of Edward Rose. Ollendike stated they are requesting approval for their final plat for the proposed apartment homes located on the NE corner of SE 11th Street and SE Destination Drive. Ollendike said the final plat contains two lots, one for the apartment homes and the other for one half of the SE 11th street right of way. City Engineer Holtz did not have any additional questions. Holtz stated that other than waiting on a few documents this project was ready to start.

Motion by Clark, Second by Almeida to approve per the Fox Engineering letter dated June 29, 2015.

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

4. Autumn Park Plat 6 Final Plat-Moved to Item 3 from Item 4

Dean Roghair of Civil Design Advantage, 3405 SE Crossroads, Grimes stated to the Board that Plat six consists of 34 single family lots on 13.9 acres. Roghair stated that there were no changes from the Preliminary Plat. City Engineer Holtz stated that he did not have any questions.

Motion by Clark, Second by Almeida to recommend approval of Autumn Park Plat 6 Final Plat per the Fox Engineering letter dated July 2nd, 2015.

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

5. Eagle Signs – Sight Plan- Moved to Item 4 from Item 5

Shane Devick of Civil Engineering Consultants, 2400 86th Street #12, Des Moines addressed the Board. Devick stated that Eagle Signs would be sharing a drive access with the lot to the west. Devick stated that Storm Water Dentition is located on site and they will have a storage area to the north. Devick said that property zoned M2 is not required to fence but they propose using wood fencing for a 110 x 80 storage area. City Engineer Holtz stated that chain link fencing with panels would be the type of fencing product recommended. Devick stated that trash containers will be kept within the fenced area. Lighting would be mostly provided by wall packs and pending the electrical drawings there would probably be pole lighting in front. Rob Stensland of Modern Design, 202 Main Street, Janesville IA, stated the exterior would consist of metal wall panel and cast stone with red accent panels around the perimeter.

Motion by Almeida, Second by Clark to recommend approval of the Eagle Signs Site Plan per the Fox Engineering letter dated July 2nd, 2015 subject to the fencing product to be chain link with screening instead of the proposed wood fencing.

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

6. Crossroads Business Park Plat 5 lots 1-3-Site Plan- Moved to Item 5 from Item 6

Doug Mandernach of Civil Design Advantage, 3405 SE Crossroads, Grimes. Mandernach stated that this project would be the first of a two phase project to build a storage facility. Mandernach stated that the buildings would be two shades of tan color steel panels and this facility would not be fenced, lighting would be provided by wall packs. Mandernach asked the board to discuss item 8 on the review letter that recommends screening to be installed along the west property line. He clarified that the

building and pavement for this project ends approximately 200 feet from the property line as well as an adjacent lot in between their project and the nearest residences. Engineer Holtz agreed that the distance as well as zoning for that area could encourage waiving landscaping or screening requirements.

Motion by Almeida, Second by Clark to recommend approval of Crossroads Business Park Plat 5 lots 1-3 Site Plan per the Fox Engineering letter dated June 26, 2015 and waiving item 8 requesting landscaping.

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

7. Crossroads Business Park Plat 5, Lot 7 Site Plan- Moved to Item 6 from Item 7

Doug Mandernach of Civil Design Advantage, 3405 SE Crossroads, Grimes stated that this site plan is also to be an RV storage facility, but would include a small wooden fenced in storage area approximately 20 x 45. City Engineer Holtz stated that due to the small area involved as well as the physical location of the fencing, he did not have any concerns with the fencing material used.

Motion by Clark, Second by Almeida to recommend approval of Crossroads Business Park Plat 5, lot 7 Site Plan per the Fox Engineering letter dated June 29, 2015.

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

8. Bomgaars - Site Plan- Moved to Item 7 from Item 8

Isaac Birocci of Olsson Associates, 7175 Vista Drive, West Des Moines IA addressed the Board regarding the projected located on the NW side of 11th St and Destination Drive. Birocci stated that they propose building a 57,000 square foot tractor supply store with 178 parking stalls. City Engineer Holtz stated that there would be screening on the north and east sides of the project and they would be leaving the south side open with an outdoor planting and garden supply area. City Engineer Holtz stated that due to the size of the building, an additional fire hydrant was going to be installed to provide complete coverage and he did not have any concerns with the project.

Motion by Clark, Second by Almeida to recommend approval of Bomgaars site plan per the Fox Engineering letter dated June 30, 2015.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT-

City Engineer Holtz did not have additional notes for the Board. Building Administrator Clyce stated that there were 16 single family permits during June for a total of 114 year to date.

1. Old Business-
2. New Business- Next meeting August 4, 2015.

V. ADJOURNMENT

Meeting is adjourned at 7:13

Bill Bohan, Chair