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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday July 5, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Steve Valline, Bill Bohan, Mike Chambers, Liaison Jeremy Hamp, City Engineer Mitch Holtz, and Building Administrator Scott Clyce. Absent: Kelsey Clark, Liaison Jill Altringer

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Valline, Second by Chambers to approve the agenda with the change of order on agenda items 1 and 2.

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

II. APPROVAL OF THE MINUTES

Motion by Almeida, Second by Chambers to approve the minutes from the June 7, 2016 meeting.

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

II. PUBLIC AGENDA ITEMS

1. Highway 141 Mixed Use Development Overlay District Revision-Moved from Agenda Item 2

City Engineer Mitch Holtz provided an overview of the Ordinance Chapter 165A revisions as proposed. Holtz stated that the consulting group, RDG Planning and Design, is going to continue reviewing and would have more input at a later date regarding the architectural requirements of this Ordinance. Holtz said that among the revisions was the provision that accessory buildings or uses would not be permitted in either Zone 1 or Zone 2 unless they were accompanying a principal building He said it was decided to designate that the minimum lot size in those Zones to be at least one (1) acre in size. Regarding landscaping and screening Holtz stated that language was clarified to define that any screening shall be sight-obscuring. Holts said that fences, walls and landscaping shall be at least 75% opaque when viewed from any angle at a point 25 feet away from the screening product. Holtz also said that additional landscaping requirements around building fronts and primary entrances were increased and clarified. He pointed out that the previous sod requirement had been expanded to allow native seeding in stormwater management areas. Holtz stated that outdoor storage will not be allowed in Zone 1 excluding garden centers and Zone 2 must have any outdoor storage fully screened. He added that all buildings in Zone 1 and Zone 2 shall incorporate up lighting for building faces adjacent to public right of way.

Motion by Chambers, Second by Almeida to approve the Highway 141 Mixed Use Development Overlay District Revisions as presented.

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

2. Gateway Townhomes Plat 3 Final Plat-Moved from Agenda Item 1

No one was present for that project. City Engineer Mitch Holtz stated that this plan contains 39 units and is the final phase of the previously approved Gateway Townhomes. Holtz stated that there were not any changes from the original plan and anticipated hearing back from the developer regarding the proposed street name and addressing of the units on the plan. Holtz said this will be a private street and the City will not be responsible for maintenance.

Motion by Valline, Second by Almeida to approve the Gateway Townhomes Plat 3 Final Plat per the Fox letter dated June 29, 2016.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 19 single family houses in June and 14 townhome permits approved. Clyce noted that Bomgaars had their final inspection and are scheduled to open July 11th.

1. Old Business- None
2. New Business- Next meeting August 2, 2016.

V. ADJOURNMENT

Meeting is adjourned at 6:35 pm

DRAFT