



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 August 2, 2016 at 5:30 P.M. at Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

Roll call: Ayes-All; Nays-0 Motion passes: 5-0

II. APPROVAL OF THE MINUTES

Motion by Valline, Second by Chambers to approve the minutes from the July 5, 2016 meeting.

II. PUBLIC AGENDA ITEMS

3430 SE Destination Site Plan

Dan DeCamp, Abaci Consulting, Inc. 101 NE Circle Drive, addressed the Board on behalf of the owner and developer, Ajdin Nadarevic. De Camp stated that the site currently has been used for vehicle storage and the owner would like to build a 10,000 flex building with 30 parking spaces. DeCamp said that they would continue to use the current entry point, extending it, removing the current gravel and replacing with asphalt. He said the building access door would be on the east face and docking bays would be on the west and wall packs would be used for the lighting. DeCamp stated that most of the site drains into the north Walnut Creek drainage way. Storm water detention will be provided using Storm Tech underground detention chambers that will outlet to the existing storm drains along Destination Drive. Ajdin Nadarevic, Director of Business Development for Midwest Masonry addressed the Board to explain the various building materials they will be using for this building. Nadarevic stated the building materials would consist of two-tone concrete masonry block and burnished or split face block to add visual interest to the building. He said the entire building would be insulated and sprinkled. City Engineer Gade stated that the plans have been submitted to the Fire Department for review but had not received their final approval as yet. He said there are plans to install two hydrants, but there might be another added. Gade said they had made comments in their letter for the owners to make sure the Walnut Creek drainage way is maintained to ensure proper water flow.

Motion by Chambers, Second by Clark to approve the 3430 SE Destination Drive Site Plan per the Fox Engineering site plan dated July 27, 2016.

Roll call: Ayes-All, Nays-0 Motion passes: 5- 0

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 19 single family houses in July, 16 townhomes and 3 commercial permits approved. Clyce stated that Total Family Eye Care and the Many Hands Thrift Store had had their final inspections.

1. Old Business- None
2. New Business- Next meeting September 6, 2016.

V. ADJOURNMENT

Meeting is adjourned at 5:52 pm

DRAFT