



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 September 6, 2016 at 5:30 P.M. at Grimes City Hall.

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

## **I. GENERAL AGENDA ITEMS**

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

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

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

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

Motion by Clark, Second by Almeida to approve the minutes from the August 8, 2016 meeting.

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

## **II. PUBLIC AGENDA ITEMS**

### **1. Heritage at Grimes Plat 7 Final Plat**

A representative for Bishop Engineering was not present. City Engineer Gade stated that this site consists of 12 lots and that all public improvements have been completed as well as the paving of the private drive. Gade said that one item of concern is that they have not yet had final approval of Plat 2 which includes the city paving of Beaverbrooke Blvd. Gade stated that they have established emergency access and that both parties are aware of the need to finish the platting. He said that Plat 5 is also waiting completion and that emergency vehicle access and turn arounds will be required until the Plat 5 infrastructure is completed. Gade said that they are pending a few legal documents and bonds but that was progressing and he recommended approval.

Motion by Almeida, Second by Clark to approve the Heritage at Grimes Plat 7 Final Plat per the Fox Engineering letter dated August 19, 2016.

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

### **2. Heritage at Grimes Plat 4 Final Plat**

City Engineer Gade also addressed Plat 4 stating that this plat consists of 64 single family lots that are all 70 foot or wider in this section of the PUD (Planned Unit Development). Gade stated that he wanted the Board to be aware that there were two cull- de- sac's in this Plat that the Developer was requesting names that would be different than if they followed the City Grid for street names. Council Liaison Altringer said that when Grimes made the change to the addressing grid in 2008 the reasoning was that

the addressing worked in the best interest of public safety and that should guide any decision to change street names.

Motion by Almeida Second by Clark to Approve the Heritage at Grimes Plat 4 Final Plat per the Fox Engineering letter dated August 19, 2016

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

### **3. 1150 SW Brookside Circle Site Plan**

Dave Eppel, Cooper Crawford & Associates, 475 S. 50<sup>th</sup> St #800 West Des Moines addressed the Board stating that this project is located in lot 13 & 14 of Grimes Industrial Park. Eppel stated that the original building was approved and constructed in 2012 and that the current owner recently purchased this property and is proposing a 70 x 70 foot building addition on the west side of the existing building. Eppel said much of the current paving would be removed and replaced. He said the storm water detention would be located to the west of the proposed parking area and discharged into an existing swale and detention pond. Eppel said they currently have an existing berm and trees for screening and asked if the Board would wave the previous requirement to add bushes to the existing trees as additional screening on the north side. City Engineer Gade said that the additional bushes are not a landscaping requirement but just recommended to remain consistent with the previous plantings. Gade said they have met all other requirements and he would recommend approval.

Motion by Clark, Second by Almeida to approve the 1150 SW Brookside Circle Site Plan per the Fox Engineering letter dated September 1, 2016 waiving the requirement to add the dogwood bushes.

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

### **4. James Street Villas Preliminary Plat & Site Plan**

Vic Piagentini, Associated Engineering Company of Iowa, 2917 Martin Luther King Jr. Pkwy, Des Moines addressed the Board on behalf of the Developer. Piagentini stated that they propose to build 8 duplexes on three acres of land located just south of James Point on a small parcel that is not large enough to accommodate standard housing. City Engineer Gade explained that they are proposing to build a single private street on the south portion with duplexes on the north side of the parcel. Gade stated that the street will be owned and maintained by an Association. Gade said that in order to get water utilities to the development, they will have to bore under James Street to the east. Gade said that the Fire Chief did make some recommendations for the turn-around but it is believed that there should be enough room for emergency vehicles to maneuver if needed. Gade stated that the development lines up with an existing 10' wide trail and a trail connection would be made with the completion of the James Street improvements next year. He added that they are not proposing any interior sidewalks due to the size of this development. Gade said that part of this project falls within the 100 year flood plain and the three units on the west side were to be built without basements to simplify the FEMA process. Gade said that he recommends requiring that the basements of the remaining units be waterproofed. Gade said they are providing minimum protection elevations of one foot above, however he recommended in the comment letter that be increased to two feet. Piagentini said that there is no landscape plan at this time but they would have one soon and instead of street lights the units will be self-lighted.

Motion by Almeida, second by Clark to approve the James Street Villas Preliminary Plat and Site Plan per the Fox letter dated September 1, 2016 with the additional requirement that the basements will be waterproofed and the Minimal Opening Elevation be set at two feet above flood plain.

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

## **5. Brookside Commercial Preliminary Plat 1**

Monty Applegate, Snyder & Associates 2727 SW Snyder Blvd. Ankeny, addressed the Board on behalf of KR & C Properties. Applegate stated that they are proposing a development on an approximately 10 acre parcel located at the SE corner of Highway 44 and SW Brookside Drive. Applegate said the first phase of this project would be construction of a Mercy Clinic on a two and a half acre portion in the NW corner of the development with the remaining ground being shown as an outlot. Applegate stated that they propose a private drive to come off of SW Brookside Drive with a 35 foot ingress egress easement as part of that with plans to extend the connection in the future phases with SW Creekside Drive to the south. City Engineer Gade stated that he wanted to make everyone aware of the existing stream along the east property line. He said the Code requires Developments along stream channels make adequate provisions for straightening, widening or otherwise improving the drainage channel.

Motion by Almeida, second by Clark to approve the Brookside Commercial Preliminary Plat 1 per the Fox Engineering letter dated August 31, 2016.

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

## **6. Mercy Clinic Site Plan**

Monty Applegate, Snyder & Associates 2727 SW Snyder Blvd. Ankeny, addressed the Board on behalf of KR & C Properties. Applegate stated that there would be 20 parking spaces for employees on the West and 83 spaces for clients on east side of the building. Applegate said that pedestrian circulation would be accommodated by extension of the existing trail along SW Brookside Drive as well as a sidewalk along the north side of the private drive and a connection walk to the trail along Highway 44. Applegate said that an enclosed dumpster will be located at the north end of the employee parking area. As for the drainage pond, Applegate said on the east edge of the site they are proposing to stub out the private storm sewer as a temporary outlet until development of Outlot X and have surface drainage to the pond that then steeply slopes to the stream. He said it is their intention to have this be a shared detention pond with Outlot X and anticipates expanding the pond at the time of future development. Applegate stated that they are working with Fox Engineering on landscaping and will have landscape screening throughout the site. Erica Fisher and Bob Ormsby from SVPA Architects, 1466 28<sup>th</sup> St #200, West Des Moines addressed the Board regarding the building. Fisher stated that with the Boards approval they will be using a decorative concrete masonry block as an accent material along with limestone and light and dark brick and very small amounts of metal for trim. Fisher said that the roof top mechanicals would be screened by the roofing material. City Engineer Gade said he would recommend a detailed tree plan as to what would be removed or added at the site. Gade said any items in the comment letter were being addressed and recommended approval.

Motion by Almeida, second by Clark to approve the Mercy Clinic Site Plan per the Fox Engineering letter dated August 31, 2016.

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

## **7. Specialized Wholesale & Technology Site Plan**

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes addressed the Board regarding the proposed expansion of a site currently in use as truck parking, storage and office space. Gibson stated this area is zoned light industrial and has a lot of metal buildings in the development. He said this site also has three hoop buildings that they propose to remove and be replace with a new 3,828 square foot addition to the current building. Gibson said with the building and paving changes they would need to enhance the existing detention pond on the site located off of 44<sup>th</sup> Court. Gibson said they would ensure visual screening along 44<sup>th</sup> Court with additional landscaping and would use a natural

wetland mix along the bottom of the pond and intend to mow the sides. Gibson stated that lighting would be provided by wall packs located between the doors. City Engineer Gade did not have any concerns and recommended approval.

Motion to approve the Specialized Wholesale and Technology Site Plan per the Fox Engineering letter dated September 2<sup>nd</sup>, 2016.

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

**III. PUBLIC FORUM- None**

**IV. ZONING ADMINISTRATOR REPORT**

Building Administrator Clyce stated that there were 23 single family house permits in August and finalized the Voss Concrete building. City Engineer Gade said they are going to be widening Highway 141 in 2017. Gade said they would be adding another lane in each direction almost up to Highway 44.

1. Old Business- None
2. New Business- Next meeting October 4, 2016.

**V. ADJOURNMENT**

Meeting is adjourned at 6:43 pm

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