



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, October 2, 2012 at 5:35 P.M. at the Grimes City Hall.

Roll Call: Present: Haar, Bohan, Chambers, Reneker, Valline,  
Absent: Council Liaison Mat Tapper

## **I. GENERAL AGENDA ITEMS**

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

Motion by Bohan, Second by Chambers to approve the agenda.

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

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

Motion by Chambers, Second by Haar to approve the minutes from the August 7, 2012 meeting.

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

## **II. PUBLIC AGENDA ITEMS**

### **1. Associated Builders & Contractors Inc- Revised Site Plan**

Jerry Oliver, Civil Engineering Consultants, Inc. 2400 86<sup>th</sup> Street #12 Des Moines IA 50322 addressed the Board on behalf of Associated Builders & Contractors Inc., a Construction Trades Association. Oliver stated that it is their intent to build a 70 x 120 addition to the current facility at 3100 Enterprise Drive in Grimes. He advised that this building would be connected to the existing facility by a fully enclosed pedestrian corridor. Oliver stated that the addition would be for use as a learning center for the building trades with classes offered in the evening hours. Oliver stated that the existing facility is designated for office and administrative use during the day. Oliver proposed that since there would not be an overlap of times between the day and night usage, the current supply of 60 parking stalls would be adequate for the site. City Engineer Gade did request to see plans to create an additional 43 spaces if it was deemed necessary in the future. Oliver also requested a waiver of the storm water requirements due to this project disturbing less than one acre of ground. Oliver requested both of these waivers in a letter dated to city staff on September 25, 2012. Fox Engineering agreed with the letter and recommends a waiver of the City of Grimes storm water requirement for this site plan amendment, as well as the dual purpose of the current parking spaces. Phil Parrott, with Shive-Hattery, at 1601 48<sup>th</sup> Street #200 West Des Moines IA 50266 addressed the Board with information on the structure and materials proposed for this project. Parrott stated that the current structure on the site is constructed of brick and uses a split faced block base as some of the accents along with metal roofing and metal flashings. He advised that the portion of the building that will face the parking lot will be faced with EIFS (Exterior Insulation Finishing System) with colors to match the existing building. Parrott stated that bronze colored aluminum windows and the entrance will match the existing building. Bohan asked City Engineer Gade if

he had any questions or concerns with the materials proposed on the plan. Gade replied that the materials are consistent with other buildings in that area and he did not have any concerns. Parrott also noted that other than emergency lighting at the exits, no additional lights would be required for this project. He stated that any trees removed would be replaced and additional landscaping provided for screening.

Motion by Haar, second by Valline to approve the Associated Builders & Contractors Revised Site Plan per the City of Grimes letter dated September 27, 2012.

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

### **III. PUBLIC FORUM**

None

### **IV. ZONING ADMINISTRATOR REPORT- None**

1. Old Business- Haar asked City Engineer Gade to verify if the rezoning of a small parcel located just outside of Kennybrook had been accomplished.

2. New Business- Next meeting – November 6, 2012

### **V. ADJOURNMENT**

Meeting is adjourned at 5:50 pm

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Steve Reneker, Chairperson

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Olivia DeYoung, Secretary