



101 N. Harvey Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

The regular meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday December 2, 2008 at 5:30 P.M. at the Grimes City Hall.

Roll Call:

Present: Bill Bohan, Steve Reneker, Kristin Haar and Council Liaison Tami Evans.

Absent: Steve Valline

I. GENERAL AGENDA ITEMS

APPROVAL OF THE AGENDA

Moved by Bohan, seconded by Haar; the Agenda shall be approved.

Roll call. Ayes: All. Nays: None. Motion passes 4-0.

APPROVAL OF THE MINUTES

Moved by Bohan, seconded by Haar, minutes from November 4, 2008 meeting shall be approved with a correction in the spelling of Aimee Standt's name.

Roll call. Ayes: All. Abstain: Chizek Nays: None Motion passes 3-0.

II. PUBLIC AGENDA ITEMS

1. 5330 NW 111th Drive – Site Plan

Mark McMurphy of Abaci Consulting, Inc. along with owner developers Wayne and Glen Fowler. This property is located behind the Phillip 66 property on Hwy. 141. There is currently a office and warehouse on the site which is leased by Henriksen Contracting a concrete works company. The proposed contract would be for two buildings to be built in Phases. Phase 1 or the first building would be built immediately along with paving of the parking lot. Phase II or the second building would begin once the first building is leased. The buildings would lend themselves toward contractors who would like to rent a building for storing equipment or tools. Storm water retention has been addressed along with landscaping. The Commission received copies of the elevations of these buildings which will go along with other buldings in the area. Commission member Haar asked if the asphalt millings had been addressed. City Engineer Gade advised that a letter had been submitted to the Council regarding this issue. Proline Builders will construct the buildings. The will be wood frame structure with metal roofs and metal side and Hardie Plank on the front of buildings. Overhead doors and small entrance doors will be on these buildings the same as the buildings to the north. Outdoor Lighting has been addressed on this site but no fencing is anticipated. The City will address the asphalt millings. The Commission discussed that the buildings must meet Zone 2 restrictions. Gade advised that the Hardie Plank siding would meet this requirement. This would also meet Zone



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1 requirements if needed. Trash would be kept inside the building at this time. If outside trash was needed it would need to properly screened.

Moved by Bohan, seconded by Chizek to approve the site plan for 11151-54, LLC – Site Plan per City of Grimes letter dated November 25, 2008.

Roll call: Ayes: All Nays: None. Motion passes 4-0

2. Crossroads Business Park of Grimes Plat 4 – Preliminary Plat

Erin Ollendike of Civil Design Advantage, LLC, 5501 NW 112th Street, Suite G, Grimes, Iowa representing the developer of Crossroad Business Park Plat 4 of Des Moines. This plat is a replat of plat 3 changing it to nine lots instead of 5. All public improvements have been made except for some additional sanitary sewer that will be need for the north 2 lots of this plat. The plat was never recorded last year when this was approved. The property is going to come under new ownership. The new owners are interested in getting this recorded as there is some interested buyers in several of the lots. The Commision asked as to how this plat had changed. Ollendike explained that several of the lots were split. The location of this property of just south and east of Destination Drive off of 54th Street.

Moved by Haar, to approve the Crossroad Business Park of Grimes Plat 4 – Replat per the letter from Fox Engineering of November 26, 2008. Seconded by Bohan.

Roll call: Ayes: All Nays: _____ Motion passes _____

3. Crossroads Business Park of Grimes Plat 4 – Final Plat

Moved by _____, to _____ Seconded by _____.

Roll call: Ayes: ____ Nays: _____ Motion passes _____

III. PUBLIC FORUM

None

IV. ZONING ADMINISTRATOR REPORT

1. Next meeting January 6, 2009
2. Old Business
3. New Business

V. ADJOURNMENT



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There being no further business, meeting is adjourned at ____ p.m.

Steve Reneker, Chairperson