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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, March 5, 2013 at 5:35 P.M. at the Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Bohan, Second by Valline to approve the minutes from the February 5, 2013 meeting.

Roll call: Ayes: 5; Nays: 0 Motion passes: 5 – 0

II. PUBLIC AGENDA ITEMS

1. Crossroads Business Park Preliminary Plat 5

Emily Harding, PE of Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes IA addressed the Board on behalf of Premier Development LLC. Harding stated that this plat consists of 7 commercial lots, M-2 light industrial zoning with a total of 13.77 acres. This plat will extend Mieke Drive to the north property line to SE 37th Street. This proposal has Mieke Drive ending in a cul-de-sac. Harding advised that the property owner to the north has no issues with Mieke Drive ending in a cul-de-sac rather than continuing on north through their proposed future development, which is known as Hunter Farms. Harding also stated that water mains and sanitary lines would be extended to the north as well. He added that stormwater detention would be provided for each lot as they are developed. Harding stated there are no proposed trails within this development and that sidewalks would be planned for future installation as each lot develops.

Motion by Valline, second by Chambers to approve Crossroads Business Park Preliminary Plat 5 per the Fox Engineering letter dated February 28, 2013 per the Fox Engineering letter dated January 29, 2013.

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

2. Toyota of Des Moines Site Plan

Gene Gabus, 4410 Merle Hay Road, Des Moines IA, representing Toyota of Des Moines and Des Moines Imports, addressed the board to describe the building expansion request. Gabus

stated that it is their goal to move Suzuki, Kia, Mitsubishi Motors and Saab products out of the Grimes location and making it exclusive to Toyota and Scion automobiles only. He stated that Toyota Company requires certain space requirements for their products. He added that these requirements can be met by expansion of the existing location. Gabus stated it is his intent to make the service department twice as big as the existing building. David Bentz of Bishop Engineering, 3501 104th Street, Des Moines IA addressed the board stating this addition would add approximately 18,000 square feet to the existing building as well as adding a minor body shop which will be a 7,000 square feet structure located at the south end of the project. He added that the body shop, although still part of the larger site, will be constructed 600 feet back from Hwy 141. Bentz stated that this is the distance covered by Ordinance 165A architectural requirements along the Hwy 141 corridor. Bentz stated that due to its location, this building would be difficult to see from Hwy 141 and unlikely to negatively affect the aesthetics the ordinance was designed to protect. He requested that the requirements be waived due to the structure being right on the border. Bentz stated he had discussed this previously with City Engineer John Gade who agreed that this could be a reasonable option to pursue. Dennis Hansen, Environmental Design Group, 6601 Westown Parkway Suite 2, West Des Moines IA then addressed the board concerning the construction materials they proposed using as well as the layout of the construction. Hansen stated they would be adding two car wash bays to the existing bays for use by the public as well as service staff. Hansen said the body shop would not be a public use building but used by employees for the purpose of working on used cars being prepared for sale. The materials involved would consist of Alucobond metal panels on the south elevation of the showroom area. The balance of the south elevation is the new addition that will be white precast as it was on the existing building. The wash bays will be clad in white precast concrete panels. Hansen stated that if the current architectural requirements are waived, the body shop building will have the metal panels on the north, south and west sides. The current signage for Suzuki, Kia, Mitsubishi Motors and Saab will be replaced with Alucobond metal panels in the silver, Toyota brand color. The glass heights between the existing dealerships will be evened out to one level to achieve a more unified look. Bentz stated that while trees and landscaping are usually required on projects like this, due to the fact that their product is primarily new cars, trees could be a drawback if planted around the show lot. Bentz stated they are asking to have that requirement waived.

Motion by Valline, second by Haar to approve Toyota of Des Moines Site Plan per the City letter dated February 28, 2013 in addition to allowing a waiver of Ordinance 165A as they would apply to the Body Shop and landscaping requirements.

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

III. PUBLIC FORUM -None

IV. ZONING ADMINISTRATOR REPORT

Fox Engineer Mitch Holtz did not have anything to add. City Building inspector Clyce stated that the Dogwood Lodge facility is scheduled to have their final inspection in the week ahead, and the remodel of the ABC training facility was almost complete as well. Clyce also stated that on February 22, 2013 Food Depot Bar & Grill had their final inspection and are now open.

1. Old Business- None

2. New Business- Next meeting – April 2, 2013

V. ADJOURNMENT

Motion by Valline, Second by Haar to adjourn the meeting.

Roll Call: Ayes 5, Nays 0. Meeting is adjourned at 6:15 pm

Steve Reneker, Chairperson

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