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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, February 3, 2015 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Mike Chambers, Steve Valline, Scott Almeida, Kelsey Clark, Bill Bohan, Building Administrator Scott Clyce, Absent: City Engineer John Gade, Council Liaison Craig Patterson

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Valline, Second by Clark to approve the minutes from the January 6, 2015 meeting.

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

III. ELECTION OF CHAIRPERSON

Motion by Almeida, Second by Clark to approve Bill Bohan for Chair, Steve Valline for Vice Chair, Mike Chambers for Secretary.

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

II. PUBLIC AGENDA ITEMS

A. Request from Eldon Schlenker to rezone .200 acres at 500 NE Main St from M-3 Heavy Industrial District to R-2 Single and Two Family Dwelling District.

Chair Bill Bohan opened the Public Hearing for comment at 5:39. Being no written or oral comments the Public Hearing was closed at 5:40. Resident Eldon Schlenker, 305 NE 4th Street, addressed the Board to explain his purchase of a property at 500 NE Main Street which is currently zoned M-3. Schlinker stated that this property currently is, and has been for years, used as a single family residence. Schlinker stated that he would like to have this property rezoned to R2 which would bring it in line with the surrounding zoning, reflect its current use and allow him to make improvements in the future.

Motion by Valline, Second by Chambers to approve the request to rezone .200 acres at 500 NE Main Street from M-3 Heavy Industrial District to R-2 Single and Two Family Dwelling District per the letter dated 12/29/2015.

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

City Engineer John Gade and Craig Patterson arrive at 5:45

B. Request from Edward Rose Properties, Inc. to rezone Outlot Y Destination Ridge Plat 1, consisting of 31.292 acres-requesting 19.4 from R-3 Multi Family Dwelling District and 11.9 acres from C-2 Commercial District to the northern portion of the site to R-3 Multi Family Dwelling District and eliminate the Highway 141 Overlay for the entire 31.292 acres

Chair Bill Bohan opened the Public Hearing for comment at 5:47. Being no written or oral comments the Public Hearing was closed at 5:48.

Mark Harrison & Kirsten Rimes addressed the Board on behalf of Edward Rose & Sons, Regional Office is located at 6101 Newport Road, Kalamazoo, Michigan. Harrison advised the Board that Edward Rose & Sons is a privately held real estate development and management company established in 1921 that engages in a variety of land development and construction projects that range from single-family residential to large scale mixed use and multifamily projects. Rimes stated that they wish to develop a 31.3 acre parcel which is part of outlot Y in the Destination Ridge plat located on the NE corner of Destination Drive and 11th Street. Rimes said that this parcel currently has two zoning designations with 11.9 acres in the northern part being zoned C-2 Commercial and 19.2 acres to the south zoned R-3 Residential. Rimes stated that they would prefer the entire parcel to be zoned R-3 and the Highway 141 Overlay removed. Rimes stated that the previous owners, Knapp Properties are in support of that overlay removal and has submitted a letter stating this position. She said the product they propose will be three story one and two bedroom market rate apartments constructed of a combination of brick, stone, vinyl siding and PVC trim. Rimes stated that these apartments will have on site management and maintenance and will provide cable to their residents. Rimes said the buildings will consist of 24, 30, 36 units and be clustered around ponds and green space. She noted that this project will have approximately 60% green space. City Engineer Gade stated that this project could proceed with a special use permit if it is not rezoned R-3, however, rezoning would be a cleaner process and he would recommend that action if the Board found the usage acceptable.

Motion by Valline, Second by Chambers to approve the request from Edward Rose Properties, Inc. to rezone Outlot Y Destination Ridge Plat 1, consisting of 31.292 acres-requesting 19.4 from R-3 Multi Family Dwelling District and 11.2 acres from C-2 Commercial District to the northern portion of the site to R-3 Multi Family Dwelling District and amend the Grimes Land Use Map to reflect the elimination of the Highway 141 Overlay for the entire 31.292 acres per the letter of request dated February 6, 2015.

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

C. Request from Fore Right LC to zone 76.596 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District and a request for future land use currently shown as MU-1 Mixed Use and GWY (Greenways) be revised to MU-2 Mixed Use to allow for light industrial uses and future extension of SE Little Beaver Drive

Chair Bill Bohan opened the Public Hearing for comment at 6:08. Being no written or oral comments the Public Hearing was closed at 6:09. Eric Cannon of Snyder & Associates, 2727 SW Snyder Blvd, Ankeny addressed the Board on behalf of the developer Fore Right LC. Cannon stated that the developer believes the rezoning request and future land use amendment is necessary to facilitate the proposed development which would include light industrial uses and the future extension of SE Little Beaver Drive in coordination with a DOT RISE grant application. Cannon stated that the developer is proposing to build a large

warehouse industrial building on the west side of SE Gateway Drive similar to the ones already build on the property to the north. City Engineer Gade explained that the greenway in question was originally intended to be a trail if that parcel had been used for housing. Gade stated that since housing was not anticipated at this time the need for the greenway was no longer relevant and that he and Staff are in favor of this project.

Motion by Valline, Second by Clark to approve the Request from Fore Right LC to zone 76.596 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District and a request for future land use currently shown as MU-1 Mixed Use and GWY (Greenways) be revised to MU-2 Mixed Use to allow for light industrial uses and future extension of SE Little Beaver Drive per the Snyder & Associates letter dated January 16, 2015.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City Engineer John Gade stated that he anticipated a preliminary plat for Heritage Development to be presented at the next meeting. Building Administrator Clyce stated there two new business in the last month. Clyce stated that 2014 was a record breaking year with 217 single family home permits.

1. Old Business- None
2. New Business- Next meeting, March 3, 2015.

V. ADJOURNMENT

Motion by Valline, Second by Almeida to adjourn the meeting.
Meeting is adjourned at 6:25 pm

Bill Bohan, Chair