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

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

## **I. GENERAL AGENDA ITEMS**

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

Motion by Valline, Second by Chambers to approve the agenda with the change from Heritage being 2<sup>nd</sup> on the agenda to 6<sup>th</sup> on the agenda.

Roll call: Ayes-4; Nays-0 Motion passes: 4 - 0.

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

Motion by Valline, Second by Chambers to approve the minutes from the February 3, 2015 meeting.

Roll call: Ayes-4; Nays: 0 Motion passes: 4 - 0.

## **II. PUBLIC AGENDA ITEMS**

- 1. Public Hearing and Action on a request from Diligent Kennybrook LLC to change the Grimes Land Use Plan and rezone Kennybrook South which consists of 18.52 acres from a PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential.**

Chair Bill Bohan opened the Public Hearing for comment at 5:35. Being no written or oral comments the Public Hearing was closed at 5:36. Erin Ollendike, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Diligent Kennybrook LLC.

Ollendike stated that the site consists of 18.5 acres and is currently zoned PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60. Ollendike stated that the owner would like to have the area rezoned to R-3 Medium Density Residential to allow for the construction of a townhome development. City Engineer Gade noted that the area concerned had previously had similar zoning and that R-3 zoning would allow for the proposed townhome product to be built while limiting the density to no more than eight units per acre.

Motion by Almeida, Second by Valline to approve the request to change the Grimes Land Use Plan and rezone Kennybrook South which consists of 18.52 acres from a PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential.

Roll call: Ayes-4, Nays- 0 Motion passes: 4 – 0

**2. Autumn Park Preliminary Plat 6**

Emily Harding, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Grimes Lots LLC. Harding stated that this 13.94 acre parcel will have 34 single family lots. Harding said that lots 1-26 would have underlying R2-70 zoning and lots 27-34 would have R2-60 zoning. City Engineer Gade stated that the developer would be installing a greenbelt trail along with a trail crossing over the stream to satisfy the parkland dedication requirements.

Motion by Chambers, Second by Almeida to approve the Autumn Park Preliminary Plat 6 per the Fox Engineering letter dated February 25, 2015.

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

**3. Crossroads Business Park Preliminary Plat 6**

Emily Harding, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Premier Development. Harding stated that this 11.5 acre parcel would contain 6 lots zoned M2-light industrial and will complete the Crossroads Business Park development. City Engineer Gade stated that he recommended the developer provide a turnaround at the north end of the project. Gade also stated that the developer would be providing a 5' sidewalk that would be installed when the City required.

Motion by Valline, Second by Chambers to approve Crossroads Business Park Preliminary Plat 6 per the Fox Engineering letter dated February 25, 2015

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

**4. Canoyer Gardens Expansion- Site Plan**

Shane Devick, CEC 2400 86<sup>th</sup> St Urbandale IA 50322 addressed the Board on behalf of Canoyer Garden Center. Devick stated that the owners propose to build an additional greenhouse for the purpose of growing additional product and that this building is not intended for public usage. Due in part to the large area involved, Devick stated that the owner is asking for a waiver on the sod requirement. Devick said that they propose instead to both seed and hydroseed the area and return it to the native prairie grass. Devick said that the hydroseed mixture is designed to lock in moisture and germinate quickly. He said the Developer is also asking to be able to use gravel surfacing in the storage area as it is not subject to vehicular traffic. Kyle Canoyer addressed the Board to describe the building materials proposed. Canoyer stated that the building would be visually the same as the existing building. He said the exterior would consist of Engineered Stucco material of the same height and width as the current building. Canoyer also stated that there would not be any exterior lighting or wall packs installed, and landscaping and a berm would be used to screen the building from the public right of way.

Motion by Valline, Second by Chambers to approve Canoyer Gardens Expansion Site Plan per the Fox Engineering letter dated February 25<sup>th</sup> with the addition of non-opaque fencing along the west side of the proposed structure.

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

**5. Gateway Corner- Site Plan**

Bob Gibson, CDA 3405 SE Crossroads Drive Suite G Grimes addressed the Board on behalf of Newblood Investment LLC. Gibson stated that this site consists of one acre and the developer proposes to provide a 5,300 square foot building with three bays providing 2,000 sf for a coffee shop, 1,400 sf for retail and 1,900 sf for a restaurant.

Motion by Chambers, Second by Valline to approve Gateway Corner site plan per the Fox Engineering letter dated February 25, 2015 with the additional screening of the mechanicals on the west side of the building with landscaping.

Roll call: Ayes- 4, Nays- 0 Motion passes: 4 – 0

**6. Heritage Development- Preliminary Plat 2 (Moved from item 2 to item 6)**

David Bentz, Bishop Engineering 3501 104<sup>th</sup> Street Des Moines IA addressed the Board on behalf of Beaverbrooke North Development Co. Bentz stated that this phase would consist of the grading plan and construction of NE Beaverbrooke Boulevard extending from N James Street to Highway 141. Bentz stated that the Boulevard would consist of 10 ft. lanes and two roundabouts to reduce speeding. City Engineer Gade stated the NE Beaverbrooke Blvd requires landscaping along both side of the roadway as well as within the median. In addition, a berm is required along residential properties. Gade also recommended that driveway access to the water plant from the west would need to be included

Motion by Valline, Second by Chambers to approve the Heritage Development Preliminary Plat 2 per the Fox Engineering letter dated February 26<sup>th</sup> 2015.

Roll call: Ayes-4, Nays- 0 Motion passes: 4 – 0

**III. PUBLIC FORUM-** None

**IV. ZONING ADMINISTRATOR REPORT**

City Engineer John Gade stated that the April meeting would include a submittal of a preliminary plat by Edward Rose Properties. Building Administrator Scott Clyce added that there were 17 new single family home permits in February and that A & S Archery just had its final inspection and was ready to open. Apartments on James Street would have their final inspection on March 5. On March 16 the Senior Apartments would be having their final inspection.

1. Old Business- None
2. New Business- Next meeting, April 7, 2015.

**V. ADJOURNMENT**

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

Meeting is adjourned at 7:25 pm

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Bill Bohan, Chair