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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, September 1, 2015 at 5:30 P.M. at Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

Roll call: Ayes-3; Nays-0 Motion passes: 3-0

II. APPROVAL OF THE MINUTES

Motion by Chambers, Second by Valline to approve the minutes from the August 4, 2015 meeting.

Roll call: Ayes-3; Nays: 0 Motion passes: 3- 0.

II. PUBLIC AGENDA ITEMS

1. Public Hearing and Action on a Rezone Request from JBTT, LLC for Chevalia Pointe located at 2655 N James Street currently Zoned C-1 Commercial District to Planned Unit Development with an underlying Zoning of R-2-60 consisting of 4.23 acres.

Bohan opened the Public Hearing at 5:34pm. Being no written or oral comments the meeting was closed at 5:35pm. Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads, Grimes addressed the Board on behalf of the owner JJBT, LLC. Ollendike stated that the property has 4.23 acres and is located at the intersection of NE 27th Street and N James Street. Ollendike stated that this area is bordered with single family residences and the owner believes that the area is better suited to residential use than commercial and they have a builder interested in building on all thirteen lots. Ollendike stated that in order to place a public street with a cul-de-sac on the site and provide a sufficient amount of buildable lot area the developer would like to request a 25 foot front yard setback, 50 foot right of way and allowance of a street centerline radius of 100 feet. City Engineer Holtz stated that he had reviewed the plans and recommends approval of the change to the land use plan (from NCOM to MDR) and the Rezoning (from C-1 to R2-60) of this property as proposed by the Developer.

Motion by Chambers, Second by Valline to approve the zoning request for Chevalia Pointe located at 2655 N James Street currently Zoned C-1 Commercial District to Planned Unit Development with an underlying Zoning of R2-60 consisting of 4.23 acres per the Fox Engineering letter dated September 1, 2015.

Roll call: Ayes-3, Nays- 0 Motion passes: 3- 0

2. Heritage Plat 1

David Bentz, Bishop Engineering 3501 104th St. Des Moines addressed the Board. Bentz stated that there are 18 single family lots on 6 acres. Bentz noted that there were no major changes from the Preliminary Plat submitted previously. City Engineer Holtz said that they are waiting on a few details to be completed but he did not have any concerns or questions.

Motion by Chambers, Second by Valline to approve the Heritage at Grimes Plat 1 Final Plat per the Fox Engineering letter dated August 14, 2015.

Roll call: Ayes-3, Nays- 0 Motion passes: 3– 0

3. Pepperwood Glen Site Plan

Bob Dyer with Redwood along with Kelly MacGyver, Vice President of Development for Redwood and Ryan Hardesty from Civil Design Advantage addressed the Board. Dyer stated that Redwood builds single story apartment communities across Michigan, Ohio, Kentucky, Indiana, North and South Carolina and Iowa. Dyer stated that their target market is a combination of Empty Nesters and Young Urban Professionals and monthly rent is between \$1,200 to 1,800.00. He said all of the units have two bedrooms, 2 baths and vaulted ceilings, eat in kitchens and 2 car garages. Dyer said that they use vinyl siding in earth tones and shake shingles and have a stone wainscoting. Ryan Hardesty addressed the Board stating that the property would be located at SW Brookside Drive and will have two connections off that drive with another connection off of NW 7th Street. Hardesty stated that they plan to build those connections this fall with the buildings to follow in spring. City Engineer Holtz stated that the storm water runoff has been addressed with a pond located just to the north and he did not have any additional comments.

Motion by Chambers, Second by Valline to approve the Pepperwood Glen Site Plan per the Fox Engineering letter dated August 26, 2015.

Roll call: Ayes-3, Nays- 0 Motion passes: 3– 0

III. PUBLIC FORUM

Mark and Debra Gunhus of 505 SW Hickory Glen addressed the Board with concerns about the creek behind their house. Gunhus stated that he believes the volume of water coming toward his property has been increasing with development and wanted to know how the engineers are addressing the runoff and erosion issue for the Kennybrook area as well as seeking information on future development in that area. Gunhus introduced Lee Ann and Scott Goldsmith and Mitch Yeager, also residents from the same neighborhood that were present to express concern. Civil Design Advantage engineer Erin Ollendike, engineer for the Pepperwood project, was present to address some of their concerns. Ollendike stated that although development would be taking place, the storm basin and the type of drainage and grading of the land involved would actually decrease the amount of runoff into the creek. Gunhus stated that over the years they have lived at that location, the creek used to dry up every summer and over recent years the volume they have witnessed has increase to the point that it does not dry up and the force of the flow has caused erosion damage to their property. City Engineer Holtz noted that studies have shown that rainfall has increased over the past few years. Holtz also stated that the amount of creek straightening planned should not affect the volume of the flow. Tim Huckabee noted that the expected grading of the land for this project should actually improve the situation due to removal of field tiles in that area.

IV. ZONING ADMINISTRATOR REPORT-

City Engineer Holtz stated that he had a meeting with the Park Board the previous week regarding the North Sport Park fence project and Autumn Park design and trail and sidewalk improvements.

Building Administrator Clyce stated that there were 22 single family and 3 commercial permits during August. Clyce said that the 8th building for Meadowlark South was finalized as well as the A.S.R. well building.

1. Old Business-
2. New Business- Next meeting October 6, 2015.

V. ADJOURNMENT

Motion by Valline, Second by Chambers Meeting is adjourned at 6:40

Bill Bohan, Chair

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