



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, January 5, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Steve Valline, Kelsey Clark, Mike Chambers, Scott Almeida, City Engineer John Gade, and Building Administrator Scott Clyce. Absent: Bill Bohan,

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Clark, Second by Chambers to approve the agenda with the removal of the 2nd agenda item for the DCG Elementary School Site Plan.

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

II. APPROVAL OF THE MINUTES

Motion by Clark, Second by Almeida to approve the minutes from the November 3, 2015 meeting.

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

II. PUBLIC AGENDA ITEMS

1. Public Hearing and Action on behalf of Caymus Park Holdings to rezone Caymus Park consisting of 22.9 acres currently zoned Planned Unit Development (PUD) with an underlying zoning of R-3 Medium Multiple Family District which allows for the construction of single unit townhomes to request the PUD be modified to allow for R-3 High Multiple Family District in the southern portion of the property to allow for the construction of apartments.

Co-Chair Valline opened the Public Hearing at 5:35. Valline asked if there were written or oral comments received prior to the meeting. There were not. Erin Ollendike, Civil Design Advantage 3405 SE Crossroads Drive Suite G addressed the Board on behalf of High Gates Construction. Ollendike stating that the current zoning, established in 2013 for this property, allows for 143 town home units on 22.9 acres. Ollendike stated that the developer has not been able to sell the initial products constructed and wanted to modify the zoning to enable him to build apartments along the southern portion of the property. Ollendike stated that the developer is proposing to build three story apartments instead. Ollendike told the Board that an initial proposal had been brought to City Council in November and the Council supported the proposal. City Engineer Gade stated that the previous zoning allowed for 10 foot separation between the buildings and that was intended to remain the same along with similar elevations to the town home product constructed. Gade stated that discussions were ongoing concerning access and traffic flow to the development and how many units can be developed with only the NE Edgewood exit prior to NE Destination Drive along the west side of the development being put in place. Gade also noted that the City of Johnston has accepted a bid and will proceed with adding a round-a-bout, widening and improving 70th Street starting just east of the Walmart location. Gade said that at a later

date, Edgewood would be improved as well. Steven Niebuhr, 7355 NW 107th St, Grimes IA addressed the Board stating that he is opposed to this rezone. Niebuhr noted this property has been rezoned a number of times, in 2007, 2010, 2013 and this proposal now under consideration is primarily due to a lack of sales activity for the products being built. Niebuhr stated the developer and the area would be better served by reformulating the product and price points to better fit the market than to increase the number of units in an area already struggling with traffic flow issues. Niebuhr stated that the proposed 80% increase in density in an area with only one point of access would be irresponsible. Niebuhr said this is an issue of public and fire safety and adding apartments is not an answer. Chip Classon 7221 NW 107th St Grimes addressed the Board. Classon said he also objected to a zoning change due to the increased traffic flow onto a local road, NE Edgewood Dr. Classon stated such volume should be limited to collector or arterial roads. Classon also noted that he believed the products currently built are not priced with the market and sales activity would not be improved by adding apartments. Classon also noted that the Grimes Comprehensive Plan states that with high density residential areas should not be located in a compound atmosphere. Janet Classon 7221 NW 107th St Grimes also addressed the Board with her concerns regarding safety. Classon stated with NW Edgewood being a rural local road, there are not any sidewalks in the area and that anyone that walks or bikes in that area would be on the road itself. Classon said she is concerned that this situation would be an accident waiting to happen. Classon also noted her concern with the traffic at the intersections of 107th Street, NW Edgewood and 70th Street. Classon stated that with the traffic volume already in place it is extremely difficult to make a left turn at those intersections. Classon noted that while the City of Johnston is taking steps to establish a round-about in the future to help with the flow she is still concerned with increasing the volume on the roads as they are now. Jeffrey Knight, 2320 NE 8th St Grimes addressed the Board stating that he had the same concerns as the previous speakers with traffic and safety. Knight strongly urged the Board not to approve this rezone. Board Member Clark asked City Engineer Gade about his input regarding the traffic situation in that area. Gade stated that they were aware of the potential issues working with only one access drive and would be working with the Fire Chief to determine just how many buildings could be allowed prior to the development of NE Destination Dr. on the west side of the development that would allow multiple points of access to the development. Gade also stated that NE Edgewood Drive is a road jointly held by Grimes and Johnston and that at some point in the future it would be widened and urbanized. Gade said that a trails and sidewalks would be required at that time. Co-Chair Valline stated that the issues brought to the Board would be similar to the concerns he would have if he lived in that area and said that he would prefer more information and that the traffic issues were addressed and in place before he would be able to support the rezoning. Janet Classon stated that she believed more residents would be interested in attending the next Council Meeting regarding this issue. Engineer Gade noted that the next meeting was already scheduled and posted and anyone interested could attend or send written comments to City Hall that would be shared with the Council. Co-Chair Valline Closed the Public Hearing at 6:15 PM.

Motion by Almeida, Second by Clark to deny the rezone request by Caymus Park on the basis of concerns about traffic and infrastructure.

Roll call: Ayes-4, Nays-0 Motion Denied: 4- 0

2. DCG Elementary School Site Plan

Removed from the Agenda per the Engineer

3. Chevalia Valley 2 Final Plat

No representative for the project was present. City Engineer John Gade stated that the utilities were in place however the paving was not done yet. Gade stated that the Final plat is consistent with the previously approved preliminary plat and the developer is seeking approval so that they can bond for any uncompleted items and begin building.

Motion by Chambers, Second by Almeida to approve per the Fox Engineering letter dated December 11th 2015.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT

City Engineer Gade said there would be a FEMA meeting in the Banquet Room at the Grimes Community Complex on Thursday night January 7, at 6 pm. Gade indicated that the technology and mapping ability's had greatly improved the process and noted that residents along the various water ways would be able to ask questions and learn about any potential impact that may affect their area. Gade stated that the next meeting should have the new elementary school on the agenda as well as a traffic study for that project. Building Administrator Clyce said that there were 194 single family permits over 2015 as well as 50 Townhome and 25 commercial permits over that period.

1. Old Business- None
2. New Business- Next meeting February 2, 2016.

V. ADJOURNMENT

Meeting is adjourned at 6:25 pm

Bill Bohan, Chair