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This meeting of the Grimes Planning and Zoning Commission was called to order on Thursday February 4, 2016 at 5:30 P.M. at Grimes City Hall.

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

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Almeida, Second by Chambers to approve the minutes from the January 5, 2016 meeting.

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

II. PUBLIC AGENDA ITEMS

1. Heritage at Grimes Plat 4 Preliminary Plat

David Bentz of Bishop Engineering 3501 104th Street Urbandale, addressed the Board on behalf of the owner Beaverbrooke Development Company. Bentz stated that this plat contains 64 single family, 70 foot lots. Bentz noted that this plat has a general east to west drainage pattern and that a combination of grading and placement of an intake should address those concerns. City Engineer John Gade noted that there would be a trail along the west side of the plat that would be installed with a future plat.

Motion by Chambers, Second by Almeida to approve the Heritage at Grimes Plat 4 Preliminary Plat per the Fox Engineering letter dated January 27.

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

2. Grimes Mini Storage Site Plan

Monte Applegate with Snyder & Associates 2727 SW Snyder Blvd, Ankeny addressed the Board on behalf of McGregor Interests. Applegate said the location is at 3600 SE Gateway Dr. at the corner of SE Gateway Drive and SE 37th Street. Applegate stated they are proposing 80,250 square foot storage facility. Applegate said most of the storage units will not be climate controlled however there will also be an office facility with some climate controlled units as well. He added that access into the site would be from SE Gateway Dr. with key cards for the renters. Geoff McGregor 11750 Stonegate Circle, Omaha NE addressed the Board with information concerning the building materials. McGregor handed out a sample of split faced block that would be used in dark earth tones. He also proposed a 6 foot black metal fencing and landscaping. McGregor stated that there would not be any entrance doors facing either Gateway Drive or SE 37th Street. McGregor said that the climate controlled building would have a

green roof and a decorative 20 by 20 foot tower. City Engineer Gade noted that along the east and south sides of the site plans there is a sidewalk that would be installed at some point in the future if the City deemed it necessary.

Motion by Chambers, Second by Almeida to approve the Grimes Mini Storage Site Plan per the Fox Engineering letter dated January 28, 2016

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

3. Walmart Lot 2 Site Plan

Paul Clausen, Civil Engineering Consultants, 2400 86th St #12, Des Moines addressed the Board regarding the 1.2 acre site. Clausen stated that they are proposing a 6,500 sf building with 67 parking spaces 3 of which are designated for handicapped usage. He said this site will be connecting to Walmart's current sanitary, water main and drainage services located to the south of the site. Scott Snyder of Simonson & Associates Architects 1717 Ingersoll Avenue #117 Des Moines addressed the Board with information on building materials. Snyder stated this building would have 70% masonry for the frontage and 40% glass. He did request to use an EIFS material for the signage area. City Engineer Gade stated that the site plan fits all the requirements for that location.

Motion by Almeida, Second by Chambers to approve the Walmart Lot 2 Site Plan per the Fox Engineering letter dated January 28, 2016

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

4. Casey's General Store Site Plan and Request of Waiver of Ordinance 165A 21.1

Ed Pelds of Pelds Engineering 2323 Dixon St Des Moines addressed the Board on behalf of Casey's General Store. Pelds stated that the site for the proposed Casey's at 951 SE Gateway Drive will be on 2.13 acres with a 4,474 sq. ft. building located at the NE corner of SE 11th and SE Gateway Drive. Pelds stated that they will have 8 fueling stations with access from SE Gateway Drive and from SE 11th Street. Pelds asked for a waiver for the trash enclosure requirements at the site. Pelds stated that due to the unique shape of the lot there is not any way to place the enclosure that will not face the right of way. Pelds stated that they propose instead to enclose the waste receptacle with a brick enclosure with opaque doors as well as landscaping as an alternative. Pelds said there would be an 8 foot trail along the south side along SE 11th Street as well as a 5 foot sidewalk for access from SE Gateway Drive. City Engineer Gade stated that he agreed with Pelds regarding the trash enclosure and did not have any issues with their proposal.

Motion by Almeida, Second by Chambers to approve the Casey's General Store Site Plan per the Fox Engineer letter dated January 28th, 2016. Noting approval of the Waiver of Ordinance 165A 21.1 with the requirement of opaque material used for the gates.

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

5. Heritage DC-G Elementary Site Plan #4

David Bentz of Bishop Engineering 3501 104th Street Urbandale, addressed the Board on behalf the Dallas Center Grimes School District. Bentz stated the proposed elementary school site is on lot 4 in Heritage at Grimes Plat 2 and has 10.96 acres located just north of Plat 4 and south of the water plant and will have access from NE Beaverbrooke Blvd and NE Park Drive. Bentz stated that this location would not have bus traffic and that there would be two points of entry for parent drop off. This site has a large hard surface play area as well as sod and an open field. Bentz said they have worked with the architectural review committee and have satisfied their requirements and are meeting with them now on the school building itself. Bentz stated that staff requested an additional turn lane to minimize potential

traffic backups. Bentz described the trail lay out for the area that will allow for easy access from residential areas to the school for those that walk. Scott Grimes, Superintendent of Schools, 2120 NW Gabus Drive addressed the Board. Grimes stated that they are currently working with the review committee regarding the architectural design. He stated that they were going to be using tan and red brick and the roof will be black and have more slope to it than most schools currently have to better blend with the proposed businesses nearby. Superintendent Grimes said that they expect about 450 students, with potential expansion, possibly up to 550 for the grades pre-kindergarten through 4th grade. Council Liaison Altringer asked if there were any potential traffic flow issues that could be anticipated. City Engineer Gade said that he thought this was a good plan and well designed to prevent foreseeable issues.

Motion by Chambers, Second by Almeida to approve the Dallas Center Grimes Elementary School #4 Site Plan per the Fox Engineering letter dated January 29 2016.

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

III. PUBLIC FORUM- None

IV. ZONING ADMINISTRATOR REPORT -None

1. Old Business- Building Administrator Clyce stated there were 159 inspections over January but only one single family home permit was taken out. Commercial finals were Houghton warehouse, Gateway Industrial Park and Metro Waste Authority's transfer station was completed as well.

2. New Business- Next meeting March 1, 2016.

V. ADJOURNMENT

Meeting is adjourned at 6:35 pm
