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This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, March 1st, 2011 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Chizek, Valline, Bohan, Reneker,  
Absent: Haar, Council Liaison Evans

## **I. GENERAL AGENDA ITEMS**

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

Motion to approve the agenda was made by Bohan, second by Chizek.  
Roll call. Ayes: All. Nays: None. Motion passes: 4 -0

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

Motion by Bohan, Second by Valline to approve the minutes from the February 15, 2011 meeting.  
Roll call: Ayes: All. Nays: None. Motion passes: 4 – 0

## **II. PUBLIC AGENDA ITEMS**

### **Public Hearing for a Request from Grimes Land Co. LLC for a Land Use Revision and Rezone a part of Outlot “Z” James Pointe from R-3/C-1 to R2-60**

The Public Hearing on the request from the Grimes Land Co. LLC for a Land Use Revision and Rezone a part of Outlot “Z” James Pointe from R-3/C-1 to R2-60 was opened at 5:35 pm.  
The Commission reviewed the request from Grimes Land Co. LLC stating the proposed land use change from R-3/C-1 to R2-60 is still consistent with the original comprehensive plan. The only material land use change would be on the West half of what is now the neighborhood commercial area would become R2-60. The Commission did make the comment that this would create an island of R-3 that would remain. The questions was asked as to why this island would be left at R-3. Jesse Duff, PE from Cooper Crawford & Associates at 475 S. 50<sup>th</sup>, Suite #800 West Des Moines, IA 50265 addressed the Board on behalf of Grimes Land Company, LLC. Duff explained that the developer making this request did not own this other piece of property and he is not aware of plans for this remaining piece. The Commission stated that in the future if this remaining piece came up for a rezone they would have a chance to review it.

There being no further comments the Public Hearing was closed at 5:46 p.m.

Motion to approve the request from Grimes Land Co. LLC letter dated February 24, 2011 for a land use revision and rezone part of Outlot “Z”, of James Pointe from R-3/C-1 to R2-60 was made by Valline, Second by Chizek.

Roll call: Ayes: Chizek, Valline, Reneker Nays: Bohan. Motion passes: 3 –1

### **Preliminary Site Plan for James Pointe Plat 2:**

Jesse Duff, PE from Cooper Crawford & Associates at 475 S. 50<sup>th</sup>, Suite #800 West Des Moines, IA 50265 addressed the Board on behalf of Grimes Land Company, LLC. Duff advised the Board that James Pointe Plat 2 will be a 30 lot single-family subdivision, with potential for 2 family dwellings as well. The

property is located along NW 82nd Avenue and North James Street. (this address was corrected later in the meeting to NW27th Avenue and North James Street) Mitch Holtz of Fox Engineering stated that a public street will be constructed to connect the two. He also advised that a trail system that will run along the west side between the development and the Elementary school. Holtz stated that this will be providing trails along both James Street and 27<sup>th</sup> and that sewer and water are already available for this plat. He also advised that street names would still need to be discussed. Holtz stated that there is concern since the Grimes Ordinances specify that only 25% of the lots in a development can be 65 feet or greater and it is the owners preference to have all lots be 65 feet. He advise in order to overcome this issue they could create all lots to be 64.99 ft, but it is not their desire to do so. The board asked if the intention of this site plan was for single family and Duff advised that it was for single family. The Board wished to revisit that requirement with the City Engineer to determine the specific reasoning behind that restriction. Moved by Bohan, Seconded by Valline to approve the James Pointe Preliminary Plat 2 per the Fox Engineering Letter of February 21<sup>th</sup>, 2011, with the additional comment that the trail width behind lots 8 & 9 should be 8 ft, not 4 ft. and waive the requirement that 25% of lots in a development can not be 65 feet or greater lot size limitation, pending a conversation with the City Engineer, John Gade. Roll call: Ayes: All. Nays: None. Motion passes: 4 –0

### **Site Plan for New Addition to DC-G Middle School**

Chris Osore, Architect for the DLR Group, 6200 Aurora Avenue #210W, Des Moines, IA 50322 representing the DC-G School District addressed the Board. He presented the Site plan and discussed the building features. The exterior products would be glass, steel panels and brick. The height of the building will be a little taller the existing building over the auditorium, however, the remaining construction would match the current building. Parking analysis indicates they will loose some parking spaces in the student area with this expansion to the building. There is a traffic study of the area, and the study determined that while traffic flow could be improved, there was not enough cause to install a traffic light. However, on the master plan, they do recommend creating a second exit in the future. They are adding a second drop-off point on the North Side that will have room for six busses. Although the minimum parking requirements have been met, the Board expressed concern about parking for larger events and parking arrangements. The Building and Grounds Director for the District suggested a flat field on the North end behind the parking lot behind the Stadium would be an area they would propose to use for overflow parking. There is also the possibility of offering off site shuttling for some of the larger events. Storm water requirements for the Site Plan are being met and they are awaiting a permit for the Corp of Engineers to proceed.

Motion to approve the new Dallas Center Grimes Middle School Site Plan per the City of Grimes Letter Dated March 1, 2011 was made by Bohan, Second by Valline.

Roll call: Ayes: Valline, Reneker, Bohan Nays: None. Abstain: Chizek, Motion passes: 3 –0

### **III. PUBLIC FORUM**

None

### **IV. ZONING ADMINISTRATOR REPORT**

Building Inspector Scott Clyce addressed the Board with an update on the progress of the Kennybrook Continuing Care Facility. The construction is progressing well at this time. Their representatives may address the board in the future to determine if they can complete the project in phases rather than all at once. The primary structure will be complete, however, they would be interested in finishing the detail work inside one building at a time.

1. Next meeting – 4/5/2011
2. Old Business – None
3. New Business-

### **V. ADJOURNMENT**

Motion to adjourn by Bohan, second by Valline.  
Roll call: Ayes: All. Nays: None. Motion passes: 4 -0  
Meeting is adjourned at 6:49 p.m.

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Steve Reneker, Chairperson