

1. Agenda

Documents:

[010319 PZ AGENDA AMENDED.PDF](#)

2. Meeting Materials

Documents:

[010318 PZ PACKET.PDF](#)



Planning and Zoning Commission

January 3, 2019

Agenda

Grimes City Hall

5:30 P.M.

AGENDA

A GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Amy Montford, Craig Patterson, Scott Almeida, Danielle Smid, Alex Pfaltzgraff
Council Liaison Jill Altringer
3. Approval of the Agenda
4. Approval of Previous Minutes
5. Election of Officers for 2019

B. PUBLIC AGENDA ITEMS

- A. Walmart Site Plan Revision – Building Color Revisions

C. PUBLIC FORUM

D. REPORTS

1. Building Administrator Update
2. Zoning Administrator Update
3. Council Liaison Update
4. Old Business
5. New Business

E. ADJOURNMENT



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 December 4, 2018 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Alex Pfaltzgraff, Amy Montford, Danielle Smid, Scott Almeida, Craig Patterson, Council Liaison David Gisch, Building Administrator Scott Clyce, and City Engineer John Gade.

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Smid, to approve the agenda with the change of moving item E. to immediately follow item B. as the projects are interrelated.

Roll call: Ayes-All; Nays-0 Motion passes: 5-0

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Smid, to approve the minutes from the November 7, 2018 meeting.

Roll call: Ayes-Patterson, Smid, Almeida; Abstain- Pfaltzgraff, Montford; Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

1. Destination Market Plat 2-Final Plat

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, Addressed the Board on behalf of Kathryn Theleke and Destination Market LLC. Roghair stated that they are proposing 6 commercial lots along the south side of Destination Market that will extend along First Street between NE Destination Drive and NE Edgewood Drive with the remaining 26 acre outlot to the north to be platted at a later date. City Engineer Gade stated that the addressing would be based off of 1st Street with interior streets addressed in the future. Gade added that because this is a commercial development, no parkland would be required and that if the City accepts the final plat prior to completion of all public and private improvements, a bond would be required to cover any remaining work.

Motion by Patterson, Second by Montford, to Approve Destination Market Plat 2-Final Plat subject to the FOX Engineering letter dated November 20, 2018.

Roll call: Ayes-5, Nay-0. Motion passes: 5- 0

2. Request from PMR Realty Group, LLC to rezone 36.03 acres of existing M-1A Commercial & Limited Light Industrial with zoning restrictions located east of S James Street and south of SE 40th Street to remove the zoning restriction prohibiting outside storage in portions of the property if screened with an opaque fence.

Tom Rupprecht, Representing PMR Realty, 1225 Jordan Creek Parkway, West Des Moines, addressed the Board to request rezoning of 36.03 acres on James Street and SE 40th Street, which are currently zoned M-1A Commercial and Limited Light Industrial with restrictions not allowing outdoor storage. Rupprecht stated that they had a prospective tenant that would like to be able to have outside storage for approximately 1 acre if it was properly screened. He added that the storage area would be located in the service court parking area and they propose to screen it with an opaque fence bordering the storage and would include planting evergreens along the north and south sides for additional screening from the

adjacent roads. Dan Batton, Area Manager for Ferguson Plumbing, representing the prospective tenant, addressed the Board. Batton stated the nature of their business is as a plumbing and heating wholesaler and they store both PVC and some cast iron pipes for their inventory. Batton said they keep the pipes tightly bundled and stacked. City Engineer Gade noted that the base zoning for the area did allow for outdoor storage, however, when the property was first zoned, the owners added that restriction as it was not their initial intended usage at that time which is why they initially volunteered to waive that option. Gade encouraged the Board to determine if they were in favor of outside storage in this area or not, and if so, to try to identify what type of screening would be required. General discussion continued on screening materials and what height requirements would be needed to accommodate this project. Motion by Montford, Second by Pfaltzgraff, to approve Request from PMR Realty Group, LLC to rezone 36.03 acres of existing M-1A Commercial & Limited Light Industrial to remove the zoning restriction prohibiting outside storage in portions of the property if screened with a minimum of 10 foot high composite material fence and additional screening of evergreens planted on the north and south ends. Roll call: Ayes-All, Nays-0 Motion passes: 5- 0

3. (Moved from Item E on Agenda). Request on Behalf of R&R Realty for a Waiver of Requirement for Signage under 165. B 19 at Prairie Business Park Plat 2

Greg Cabalka, PE, Kirkham Michel and Associates, 11021 Aurora Ave. Urbandale addressed the Board with a request on behalf of R & R Realty to essentially duplicate the signage usage for building 3 and 4 that the Planning and Zoning Board and Council had agreed to with a waiver for building 1 and 2 in 2015. Cabalka stated that there would be a single large corner monument sign for the property as a whole on the corner of James and SE 40th, and three tenant entrance signs for buildings 3 and 4 and one service area entrance sign. Cabalka noted that these signs would provide a consistent look with the buildings to the north. City Engineer Gade acknowledged that the individual size of the signs is a little larger than code allows, but the they were allowed by Waiver for the first two buildings and the quantity of acreage involved also allows for more signage than would be used for smaller projects.

Motion by Pfaltzgraff, Second by Montford, to approve the Waiver for Signage under 156 B.19 for Prairie Business Park Plat 2.

Roll call: Ayes-Pfaltzgraff, Almeida, Smid, Patterson; Nays-Montford, Motion passes: 4- 1

4. Chapter 165.33 Flood Plain Management District Regulations Revisions

City Engineer Gade stated that FEMA had recently updated the Flood Plain maps and they would be effective on February 1, 2019. The DNR has provided their recommendations and he did not see any major objections to the model. Gade stated that letters to residents were sent out and public meetings were held to help inform the residents of any changes and had both representatives from FEMA and the DNR available to speak to concerned residents. He noted that the maps were more accurate than the previous version from 20 years ago and the amount of data is much greater.

Motion by Pfaltzgraff, Second by Smid, to approve the Chapter 165.33 Flood Plain Management District Regulation Revisions.

Roll call: Ayes-All, Nays-0 Motion passes: 5- 0

5. Discussion with Weiss-Merkle Financial Regarding Electronic Monument Signage

Loren Merkle, 5409 NW 88th Street Johnston addressed the Board to ask for their feedback on the proposal to install an electronic sign at their new headquarters located at 1860 SE Princeton in Grimes. Discussion continued regarding the need to prohibit moving signage and to restrict the degree of brightness of any electronic signage. Board Member Pfaltzgraff suggested that the City have a conversation with the Department of Transportation to ensure that the proposed signage would be in compliance with their recommendations as well. The Board agreed to recommend to Council to approve static electronic signage only, to be changed no more than once per day, with appropriate limitation on the signage brightness to ensure traffic is not negatively impacted.

C. PUBLIC FORUM - None

D. Reports

a. Building Administrator Update

Building Administrator Clyce stated there had been 21 single family permits and 3 Commercial for November. Clyce stated that another apartment complex was expected to be coming forward in the spring of 2019.

b. Zoning Administrator Report- Nothing additional to add at this time.

c. Council Liaison Update- None

d. Old Business- None

e. New Business- Next meeting January 3, 2019

Meeting is adjourned at 6:39 pm

Signature

December 22, 2018

Grimes P&Z and City Council
101 NE Harvey Street
Grimes, IA 50111

Walmart Building Color Revisions – Minor Site Plan

FOX Ref No: 8630-04C.240.1

FOX Engineering has completed the review of the proposed Walmart building color revisions dated December 10, 2018. Please address the following comments:

1. The Developer has submitted the application form and \$550 application fee to the City of Grimes.
2. Walmart desires to paint portions of their building to match their national corporate colors (blue & orange). They desire to add blue paint to the “WALMART” sign area on the west and south sides. They also desire to add orange for the canopy areas on the west and south sides. According to the HWY 141 Zone 1 ordinance; “SIGN DESIGN. In Zone 1 and Zone 2 all signs shall consist of an earthtone color with the only exception being signs that consist of inflexible. National Franchise or Trademark Logos and colors.”

Earth tones are usually considered to be friendly, contemporary, and inviting. They are a mixture or tonalities of browns and tans, which can include richer colors containing some brown, such as orange, red, green, yellow, purple, and blue. They tend to more muted and flat colors. The following is an example of earthtone colors:



P&Z and Council shall review the proposed Walmart colors to verify that they are consistent with earthtone colors as required by Zone 1 of the HWY 141 Ordinance.

SITE PLAN SCHEDULE:

PLANNING & ZONING: January 3, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: January 8, 2019 at 5:30 at the Grimes City Hall

If you have any questions or concerns, please contact John Gade at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

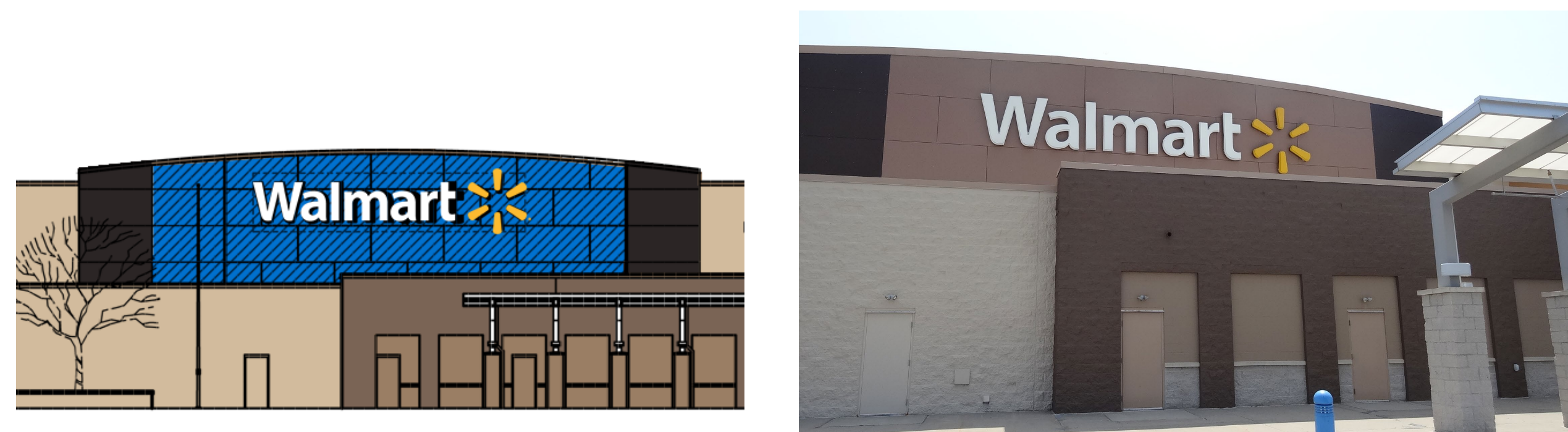
John Gade, P.E.

John Gade, P.E.

Copy to: Jake Anderson, City of Grimes



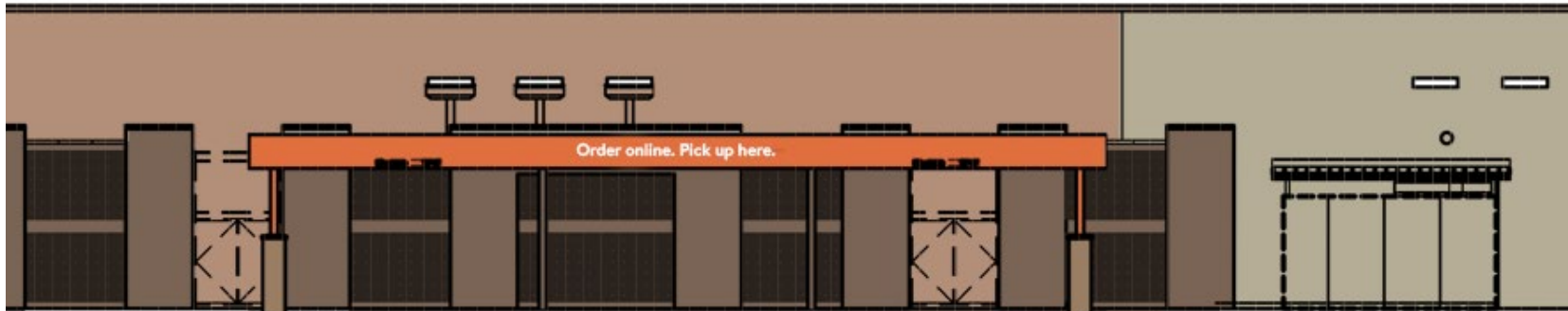
Front Elevation - 150 Supercenter

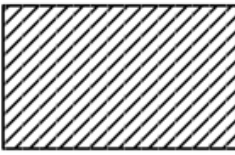


Walmart/Spark - Proposed Blue Area = 1,073 SF (7.3% of entire front facade)



12/13/2018



COLOR LEGEND		012916
(P17)	SW# 7689 "ROW HOUSE TAN" - EXISTING	
(P76U)	MEDIUM WALMART BLUE (URETHANE) - NEW	
(P83)	SW# 6082 "COBBLE BROWN" - EXISTING	
(P85)	SW# 2823 "ROCKWOOD CLAY" - EXISTING	
(P94)	SW#6258 "TRICORN BLACK" - EXISTING	
(P98)	SW#98 "OAK CREEK" - EXISTING	
(P126U)	SW# 6885 "KNOCKOUT ORANGE" - NEW	
MATERIAL LEGEND		042817
	DECORATIVE VINYL FILM BY WALMART SIGN CONTRACTOR (COLOR TO MATCH P76)	

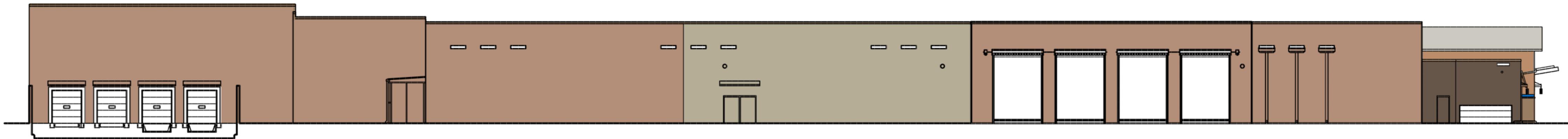
Color Legend		
	P#	COLOR NAME
	P76U	MEDIUM WALMART BLUE (URETHANE)
	P126U	SW #6885 "KNOCKOUT ORANGE"

- ALL EXTERIOR BUILDING COLORS SHALL REMAIN AS IS EXCEPT FOR:
1. THE BLUE COLOR BEHIND THE WALMART SIGNS ON THE FRONT AND RIGHT SIDE FACADES.
 2. THE ORANGE COLOR ON ALL 4 SIDES OF THE PICKUP CANOPY AS WELL AS THE COLUMNS.

Pickup - Proposed Orange color on all 4 sides of canopy and on columns



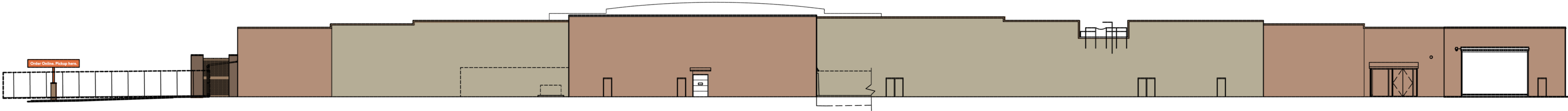
Walmart/Spark - Proposed Blue Area = 941 SF (11.2% of entire side facade)



Left Elevation



Right Elevation



Rear Elevation



Front Elevation