



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 Thursday January 3, 2019 at 5:30 P.M. at Grimes City Hall.

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

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Pfaltzgraff, Second by Smid, to approve the agenda.

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

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Montford, to approve the minutes from the December 4, 2018 meeting.

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

3. ELECTION OF OFFICERS

Motion by Smid, Second by Montford to retain Scott Almeida as Chair and Alex Pfaltzgraff as Vice-Chair.

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

B. PUBLIC AGENDA ITEMS

1. Walmart Site Plan Revision-Building Color Revisions

Dan Backstrom, SGA Design Group, addressed the Board on behalf of Walmart. Backstrom discussed the Walmart process where the stores are reviewed and updated periodically with both internal and external updates. Backstrom added that they are currently revising the Branding Colors for the approximately 3500 stores around the country. Backstrom indicated the color scheme at the time the Grimes location was built was predominately brown. He added the new branding colors consist of several shades of grey, and a blue background to the signage and the orange asterisk after the name. Backstrom stated that due to the current brown shades on the existing building, as well as trying to work with the city codes, the company has decided to forgo adding the grey tones and some of the orange accents and are asking instead for approval to use a 3M film product in the company blue color on the wall behind the name on the front and west sides and use the orange to clearly identify the existing canopy located at the designated pick-up area. City Engineer Gade stated that he had supplied the board with a copy of the color tones that the code recommends, but noted that a similar shade of blue to what is being requested had been approved in the past. Gade also noted that it was open for discussion if the colored areas were to be considered as signage or not and that the code allows up to 10% of a building frontage to be used for signage and that Logos themselves are not held to the earth tone requirement. He added that the area being proposed for the color is approximately 7% of the building surface on the frontage facing highway 44, and approximately 11.2% on the west wall. Board member Montford stated that she has reviewed other locations to evaluate the color usage elsewhere, and felt that the current building and colors was very effective as it is and did not believe there was a need to deviate from the accepted earth tones.

General discussion continued regarding the previous uses of that color of blue in the past and how the current earth tone requirements came into being. Pfaltzgraff indicated that he did not have a large concern regarding the proposal on the frontage along Highway 44, or with the orange canopy for the pick-up lane, however, he did have concerns about the proposal for the west side of the building. Montford reiterated that limiting colors to earth tones was done for a reason and failed to see the value in trying to find ways to deviate from the established zoning. Backstrom asked who would be the party to determine if the proposal would be defined as signage or not as well what size would be allowable. City Engineer Gade stated that, as the Zoning Administrator, he would be responsible for that decision. Motion by Pfaltzgraff, Second by Montford, to Deny the Walmart Site Plan Revision-Building Color. Roll call: Ayes-5, Nay-0. Motion passes: 5- 0

C. PUBLIC FORUM - None

D. Reports

a. Building Administrator Update

Building Administrator Clyce stated there had been 2 single family permits in December and that he should have the annual totals report by Mid-January.

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 February 5, 2019

Meeting is adjourned at 6:22 pm

Signature