



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 February 5, 2019 at 5:38 P.M. at Grimes City Hall.

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

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Pfaltzgraff, to approve the agenda noting that items D, E & F be moved to the front of the agenda items.

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

2. APPROVAL OF THE MINUTES

Motion by Pfaltzgraff, Second by Patterson, to approve the minutes from the January 3, 2019 meeting.

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

B. PUBLIC AGENDA ITEMS

Item A moved from Item D. Dallas Center Grimes Plat 1 Preliminary Plat

Joel Jackson, Bishop Engineering, 3501 104th Street Des Moines IA addressed the board on behalf of Dallas Center Grimes School District to present plans for the new middle school. Jackson stated that they are proposing a new 7th and 8th grade facility to be located on 50 acres west of Grimes on SW County Line Road. Jackson said the site would have two separate parking lots with a total of 230 parking spaces. Jackson said for athletic amenities they will have an 8 lane running track and natural grass field and space for bleachers and two soccer fields on the north side of the track and eight tennis courts. He added there will be room to expand the building in the future on the south and west side of the school. City Engineer Gade stated that as part of this project, the city has entered into a developer's agreement with the school to install a sanitary sewer system to the property for the school to hook up to. He added that the city is also providing a 16 inch water main along SW Countyline Road as well as paving and infrastructure along SW Countyline Road. Gade said the final design had not been decided on yet and they are evaluating the benefits of adding both left and right turn lanes or installing round-a-bouts at the entrances to the school. Gade said that final decision could alter the final plat depending on the easements that would be needed depending on which improvements they decide to install. Gade also said a 10 foot trail would be installed along the east side of the project.

Motion by Patterson, Second by Pfaltzgraff to approve the Dallas Center Grimes Plat 1 Preliminary Plat per the FOX Engineering letter dated January 29, 2019.

Roll Call: Aye: All, Nay: 0 Motion Passes 3-0

Item B moved from Item E. Dallas Center-Grimes Plat 1 Final Plat

No additional comments were made.

Motion by Patterson, Second by Pfaltzgraff to approve the Dallas Center Grimes Plat 1 Preliminary Plat per the FOX Engineering letter dated January 29, 2019.
Roll Call: Aye: All, Nay: 0 Motion Passes 3-0

Item C moved from Item F. Dallas Center-Grimes Middle School-Site Plan

Dave Briden, FRK Architects, 2600 Westown Parkway, West Des Moines addressed the board with architectural details for the school. Briden stated there are several materials they are proposing for this building. First, a dark faced brick, and cast stone panel that will match a pre-cast sandblasted sand stone finish. He said there would be a series of aluminum composite panels in two colors combined with vertical windows and ribbed metal prefinished steel panels that would sit above the cast stone and a panel of red aluminum composite that would contain the signage for the school. Briden stated that the roof mechanicals would be screened by color coordinated panels. Council Liaison Altringer asked for more information about the parking lot design. Joel Jackson replied that having two separate parking lots would help ease congestion between bus traffic and car traffic. He added that while there is no open connection for regular traffic between them, they have designed it so that emergency vehicles can still pass between the two lots if needed. Jackson noted that the large volume of parking spaces is planned to accommodate event parking. Discussion continued regarding the landscaping to provide screening for a wet bottom detention pond on the north east portion of the parcel as well as providing a wind break for the tennis and soccer courts. Pfaltzgraff asked if there was landscaping or berms planned to minimize any issues with the lighting from the track affecting the future potential residential development to the west. Discussion also continued regarding the detention pond. Jackson stated the pond will be 12 feet deep and have two fountains to ensure aeration. Jackson also noted the open courtyard areas within the school and discussed how they intend to have several outdoor learning centers located in those open areas. City Engineer Gade advised the board that a traffic study had been performed on SW Countyline Road about the potential for stoplights at the school intersections. Gade stated that the study did not foresee the need for lighting, but did recommend either turn lanes or roundabouts to facilitate traffic flow.
Motion by Patterson, Second by Pfaltzgraff to approve the Dallas Center-Grimes Middle School Site Plan per the FOX Engineering letter dated January 29, 2019 with the request for additional berms or landscaping to be considered in the future between the athletic areas and adjacent property.
Roll Call: Aye: 3, Nay: 0 Motion passed 3-0

Item D moved from Item A. Walmart Site Plan Revision-Building Color Revisions

Dan Backstrom, SGA Design Group, addressed the Board on behalf of Walmart. Backstrom reviewed the previously discussed Walmart process where the stores are updated periodically with both internal and external updates. Backstrom stated that since the previous review, they have made a few adjustments and would like to submit their revised proposal. He added the new branding colors consist of several shades of grey, and a blue background to the signage and the orange is used to clearly designate pick-up locations. 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 of the building along Highway 44 and use the orange to clearly identify the existing canopy located at the designated pick-up area. City Engineer Gade said that he had reviewed the signage requirements and determined that the blue color behind the logo would be considered as part of the national branding signage. Gade also discussed the colors and usage proposed with several surrounding metro cities and determined that there was not any concern about the proposed changes meeting the code requirements.

Motion by Pfaltzgraff, Second by Patterson, to approve the Walmart site plan building color revision.
Roll call: Ayes-3, Nay-0. Motion passes: 3-0

Item E moved from Item C. Public Hearing request from Justin Frampton to rezone 6.3 acres located at 8021 NW 142nd Street from A-1 Agricultural property to R-1 Single family

Justin Frampton, 2408 NW Springbrook Drive addressed the board stating that he understood that when this land had been annexed into the city, the lot size did not meet the minimum requirement to be considered Agricultural and that the next option was to make it R1 Single Family zoning instead. City engineer Gade stated that this property currently consists of one single family home on a little over 6 acres. Gade said that to be zoned Agricultural, it would need to be 10 acres or more to fit that zoning. Gade added that it is the owner desire to split the acreage into two single family lots and to build a second home on the northern portion. Gade also noted that there is currently no sanitary sewer or water main available to this location at this time, but that would be installed in the future as development dictates. Gade said that the developer proposes as part of this rezone would be to hook up to the existing Xenia water line at this time and voluntarily convert to the city system when that becomes available. Gade added that the developer proposed to enter into an agreement with the City to address the maintenance and upkeep of the greenspace between the two lots. Gade noted that while the current comprehensive plan also shows a trail to be extended along the greenspace, he expressed concern about the location along the creek bed and that a trail in this location would have an unprotected mid-block road crossing as it goes across NW Countyline Road. Gade stated that possibly adjusting the trail to loop a little farther south, would allow for an intersection crossing which is considered safer and should be considered for future planning. Council Liaison Altringer and board member Patterson asked about the safety of driveways entering onto Countyline Road as that area continues to develop. Gade stated the entrances would be located over 300 feet apart and that is deemed to be a standard and safe distance apart.

Board Chair Almeida opened the Public Hearing at 6:45pm.

Resident Ben Fox supplied a letter, and Brenda Weeter, 2502 NW Rockwood Lane and John Nickell, 1712 NW 26th Lane addressed the board stating that they believed that area was not going to be developed when they purchased their lots and wanted the area to remain green space and natural habitat. Weeter also expressed concern about septic system usage in the proximity of the creek. City Engineer Gade said there is space to allow for a system, and Polk County had all the requirements in place to ensure such a system would be in compliance and the property would convert to the City system as soon as that would be available.

Board Chair Almeida closed the Public Hearing at 6:54.

Motion by Patterson, Second by Pfaltzgraff to approve the rezone of 6.3 acres located at 8021 NW 142nd Street from A-1 A to R-1.

Roll Call: Patterson & Almeida Aye; Pfaltzgraff- Nay Motion passes 2-1

Item F moved from Item B. Consideration of Approval of Plat of Survey for Justin Frampton

Justin Frampton, 2408 NW Springbrook Drive addressed the board requesting approval to divide the lot at 8021 NW 142nd Street into two single family lots. Frampton stated that one home already exists on the south portion of the lot, and he is proposing to divide the lot in half to create another single family home lot on the north portion. Frampton said he will work with City staff and attorneys to create a development agreement that will outline the easements, right of ways, and responsibilities of the owners including a future sidewalk to be installed by the owners at that time. Frampton stated it is his intent to keep the lot as natural as possible. City Engineer Gade said all the necessary easements, dedications, rights-of-way as well as the requirement to join the City water and septic system when it becomes available. Gade stated that the easements would be dedicated to the City in a separate document.

Motion by Patterson, Second by Pfaltzgraff to approve the rezone of 6.3 acres located at 8021 NW 142nd Street from A-1 A to R-1 with the recommendation to include a 30-35 foot green space buffer along the north portion of the lot.

Roll Call: Aye-All; Nay-0 Motion passes 3-0

G. Consideration of Plat of Survey for Hope K. Farms Development located southwest of County-Line Road and West 1st Street in Dallas County

Emily Harding, Civil Design Advantage, 3405 SE Crossroads Drive addressed the board on behalf of Hope K. Farms. Harding stated the purpose of this plat of survey is to create the lot to transfer ownership to the Dallas Center Grimes Schools to use for the new middle school site.

Motion by Pfaltzgraff, Second by Patterson to approve the Plat of Survey for Hope K. Farms Development located southwest of County Line Road and West 1st Street in Dallas County per the FOX letter dated January 30, 2019.

Roll Call: Aye- 3; Nay-0 Motion passes 3-0

8. Review of Amended Ordinances for Review and Comment

C. PUBLIC FORUM - None

D. Reports

a. Building Administrator Update

Building Administrator Clyce stated there had been 6 single family and 3 commercial permits in January. He stated that he had also provided the full annual report on building permits for 2018.

b. Zoning Administrator Report- Gade discussed the various ordinances that were being reviewed for updates and asked if there were any comments or concerns from the board.

c. Council Liaison Update- None

d. Old Business- None

e. New Business- Board Member Alex Pfaltzgraff stated that he has accepted the position of Development Services Director for the City of Grimes and would not be able to remain on the Board.

f. A Next meeting March 5, 2019

Meeting is adjourned at 7:26 pm

Signature