



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036 | F: 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday December 3, 2019 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Courtney Strutt-Todd, Danielle Smid, Jill Altringer

Staff: Alex Pfaltzgraff, Rachel Greving

Absent: Craig Patterson, Amy Montford

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Smid, Second by Strutt-Todd, to approve the agenda

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

2. APPROVAL OF THE MINUTES

Motion by Smid, Second by Strutt-Todd, to approve the minutes from the November 5, 2019 meeting

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

B. PUBLIC AGENDA ITEMS

Legacy Park Lot 1 – Site Plan

Brad Kuehl of Bishop Engineering spoke on behalf of this project. He explained the few differences between this lot and the lots done in the past on this plat. There will be four smaller buildings instead of one large building; however, these buildings will display the same character as the two before them. Landscaping has also been planned to screen certain parts of the buildings from Highway 141. Pfaltzgraff also explained that the project will be done in two phases. All service doors will be facing away from public streets. The plans show that all standards have been met, and all issues listed in the staff comments have been addressed. There will be no outdoor storage whatsoever. The smallest of the 4 buildings is planned to store maintenance equipment for the site, and also house other tenants. The color palette is also the same as the other buildings in this plat. Because this project is phased, approval is only being requested for phase one, which includes the 2 southern most buildings.

Motion by Smid, Second by Strutt-Todd to approve Legacy Park Lot 1 – Site Plan

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

Legacy Park Lot 2 – Site Plan Amendment

Brad Kuehl of Bishop Engineering spoke on behalf of this project, seeking approval of architecture of the building only. Pfaltzgraff commented that the major difference is that the height to the roof would be 26 feet instead of 32 feet.

Altringer asked if the change in building height will be noticeable from the street. Pfaltzgraff indicated that due to the scale of the buildings, it is unlikely that the variation in building height will be noticed.

Motion by Strutt-Todd, Second by Smid to approve Legacy Park Lot 2 – Site Plan Amendment

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

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update** – McAnich has started work on grading for NE Gateway Drive; there has not been any application yet from Hy-Vee to begin building. SW 19th Street is now complete. The water tower is also very close to going vertical. The Water Treatment Plant Preconstruction meeting was held today; Shank Construction was awarded the lowest bid. It is estimated to be a two-year project. Interviews for the city planner have now closed and the department will hopefully be hiring for the position soon. SE 37th Street is due to open next year. The flyover has been moving along well and is on schedule.
- 2. Council Liaison Update**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting January 7, 2020**

Meeting is adjourned at 6:05 p.m.

Signature