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Planning and Zoning Commission

January 7, 2020

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, Courtney Strutt Todd
Council Liaison Jill Altringer
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. Project # 20-1003: Project Viking Site Plan
2. Project # 20-1004: Destination Market Plat 3 Site Plan
3. 44 West
 - Project # 20-1007: 44 West Preliminary Plat
 - Project # 20-1006: 44 West Site Plan

D. REPORTS

1. Department Update
2. Council Liaison Update
3. Old Business
4. New Business

E. ADJOURNMENT



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This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday January 7, 2020 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Courtney Strut-Todd, Craig Patterson, Amy Montford, Jill Altringer

Staff: Alex Pfaltzgraff, Rachel Greving

Absent: Danielle Smid

A. GENERAL AGENDA ITEMS

1. MOTION TO APPOINT SCOTT ALMEIDA TO CHAIR

Motion by Montford, Second by Patterson, to appoint Scott Almeida to Chair

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. MOTION TO APPOINT CRAIG PATTERSON TO VICE CHAIR

Motion by Strutt-Todd, Second by Montford, to appoint Craig Patterson to Vice Chair

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

3. APPROVAL OF THE AGENDA

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

Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

4. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Strutt-Todd, to approve the minutes from the December 3, 2019 meeting

Roll call: Ayes-All; Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Project # 20-1003: Project Viking Site Plan

There is currently only one development on this plat, which is the temple being built directly east of this proposal. The tenant has not been named yet. Outdoor storage is intended, and all building requirements have been met. There are no landscaping requirements, but screening and trees are in the plans as well as an ornamental steel fence. Everything is compliant, and staff offered a recommendation of approval. The Commission discussed their concerns with the outdoor storage. A representative of the proposal explained that there would be a 6 foot fence, sixty percent of the building will be office space, and according to the zoning of the lot, the outdoor storage could be stacked as high as 30 feet. The representative asked that the Commission give the tenant the flexibility to utilize the space as what is it zoned without more restrictions.

Motion by Strutt-Todd, Second by Patterson to approve Project Viking Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project # 20-1004: Destination Market Plat 3 Site Plan

This project involves the replatting of two different sized lots. The site plan includes a wet basin to the north and screening as well. The larger lot contains a building with a rooftop area, a drive thru, and architecture including different levels to the roofing and it is over fifty percent glass. The smaller building to the west included glass, glazing, stone, and masonry in the architecture. Staff was overall pleased with the architecture of both buildings.

Motion by Strutt-Todd, Second by Montford to approve Destination Market Plat 3 Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project # 20-1007: 44 West Preliminary Plat & Project #20-1006: 44 West Site Plan

Nicole Neal of Civil Design Advantage represented this project. The plat is currently zoned commercial, and a special use permit was granted in 2018. The site plan shows two access points and sidewalks throughout the site. The commercial section of the site plan is only in a conceptual stage of planning. There is a proposed retention on the north side of the site (130 feet to the residential plat) to screen.

Pfaltzgraff explained some of the history of this particular plat. The original vision for this subdivision represented this particular section to be all commercial. As other part of the original plan changed, this too changed visions by the developers. Pfaltzgraff also noted many of the changes that had been made to the site plan since it was last seen in 2018. There are more trees overall, and the basin is lined with trees. The architecture intended for the townhomes include vertical siding, many levels, all requirements were met, and front porches were incorporated on the side facing Brookside Drive. Some issues included the only two entrances are both from Brookside, and the grade of the land would also be challenging to work with since the ground sinks in the middle of the site. Pfaltzgraff also mentioned that the developer is trying to take the feedback they had before to improve upon the plans.

Montford mentioned that from a resident's point of view the layout of the plans work well having the commercial section where it is and sized the way it is on the plans. Pfaltzgraff also commented that the developer did not see the market to incorporate more commercial lots into the plans.

Motion by Montford, Second by Strutt-Todd to approve 44 West Preliminary Plat & Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – There will be four to five projects coming to the board next month. Some new projects are Heritage Town Center, Heritage Park, a new Metro Waste Facility, and a new daycare. A new planner will be starting next Monday. Grading has been moving along on Hope Commercial; the department has not received plans from Hy-Vee yet. The Jordan Well has been drilled. The new library is in a schematic design stage right now. Southwest County Line Road now has water and sewer to the new school. Applications have also come in for a few annexations.**
- 2. Council Liaison Update – A new council liaison should be appointed by the next planning and zoning meeting.**
- 3. Old Business – N/A**
- 4. New Business – Concerns about the lighting on the new Raccoon Valley Bank were brought up. It started out with only one color of lighting. Now it changes all the time.**
- 5. Next meeting February 4, 2020**

Meeting is adjourned at 7:19 p.m.

Signature