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Planning and Zoning Commission

February 04, 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 Andrew Borcharding
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. Project # 20-1005: Destination Market Plat 4 – Preliminary Plat
2. Project # 20-1010: Kindercare – Site Plan
3. Project # 20-1011: Metro Waste – Site Plan
4. Project # 20-1012: Composites One – Site Plan
5. Project # 20-1015: Heritage Town Center – Site Plan
6. Project # 19-1005: Heritage Park – 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 February 4, 2020 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Courtney Strutt-Todd, Craig Patterson, Amy Montford, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: Danielle Smid

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Montford, to approve the minutes from the January 7, 2020 meeting

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

B. PUBLIC AGENDA ITEMS

Project # 20-1005: Destination Market Plat 4 – Preliminary Plat

Doug Mandernach of Civil Design represented this project. It is located just north of First Street, and south of Menards containing 6.65 acres.

The only improvement of this preliminary plan is the storm water. The outlet for the detention pond comes from the south and moves to the west. It also includes a trail around the pond.

More access points have also been added to the plans since Destination Market came before the commission last.

Motion by Strutt-Todd, Second by Patterson to approve Destination Market Plat 4 Preliminary Plat

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

Project # 20-1010: Kinder Care – Site Plan

Jason Ledden of Snyder and Associates presented this project. The proposal is a daycare center located just south of Raccoon River Bank. It includes three playground structures for three different age groups, and an underground detention plan. There would also be a shared access drive with the potential neighbor to the north.

Pfaltzgraff also spoke on behalf of the project informing the commission that there would be two access points to the daycare center just shy of 12,000 square feet. The two playground areas include commercial-type play equipment, so it will not deteriorate. There is sidewalk and points of egress around the entire building. All building requirements have been met, a visual interest has been added for aesthetics as well. Only a few minor details to be worked out with the staff comments. Staff recommends approval.

The perimeter fence proposed is a black, aluminum-railed fence that surrounds both playground areas. The dumpster is located in the southern part, and the dumpster enclosure is made to look similar to the main building. Acorn-style lighting has also been proposed for the parking lot.

Motion by Montford, Second by Strutt-Todd to approve Kindercare Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Project # 20-1011: Metro Waste – Site Plan

Eric Gjersvik of ISG represented for this project. Three different access points have been proposed with a private drive. Trucks with recycled material will enter, moving south, to weigh and continue to move south to a non-conditioned dump station where the material will be moved on a conveyer to be sorted. Five loading docks will have trucks always ready to be loaded.

An important component of this facility is the focus on education and training. There will also be a training room and classroom that includes a view of the warehouse.

It will not be a twenty-four hour facility. Storm water management will be located in the southwest corner. Landscaping will include a berm along the south as well as screening in the form of trees. A fire access road will also wrap around the back side of the site.

The north end includes a smaller builder for hazardous waste drop off with an awning and more parking spaces. There is a possibility for can redemption as well.

Pfaltzgraff also spoke on behalf of the project. The space to the north of the site is owned by Metro Waste as well, and the site circulates in a manner that the trucks can enter and exit smoothly. Employees and visitors will enter in the middle. Warehouse parking standards are a bit excessive in this case since the tipping area is just a covered area, so parking was not included for the required parking spaces.

Site utilities are extended from the existing site, and the fire service line has adequate room from the access road. Landscaping has been planned for either side of the berm to add a more aesthetically pleasing site from the outside. Precast construction is required as well as a higher level of glazing. Glazing is shown on the two sides facing the main roads with opaque metal above. The garage door view has been heightened by adding awnings as well as awnings over all the windows. Texture has been added to the panels, and staff is overall pleased with the architecture.

At the elevation that the flyover occurs, they view of the building would be direct, not over or under. All staff concerns have been mitigated revolving around the flyover view.

Metro Waste conducted a traffic study to decide if there would be any concern. No extra lane will be added to Beisser Drive, so it will be monitored.

Motion by Strutt-Todd, Second by Patterson to approve Metro Waste Site Plan

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

Project #20-1012: Composites One – Site Plan

Motion by Patterson, Second by Montford to approve Composites One Site Plan

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

Project #20-1015: Heritage Town Center – Site Plan

Motion by Strutt-Todd, Second by Montford to approve Heritage Town Center Site Plan

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

Project #19-1005: Heritage Park – Site Plan

Motion by Strutt-Todd, Second by Montford to approve Heritage Park Site Plan

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

C. PUBLIC FORUM – None

D. REPORTS

1. Department Update –
2. Council Liaison Update –
3. Old Business – N/A
4. New Business – N/A
5. Next meeting March 3, 2020

Meeting is adjourned at 7:13 p.m.

Signature

DRAFT