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## **Planning and Zoning Commission**

March 03, 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 # 20-1017: Hope Commercial Rezoning from A-1 to C-2
2. Project # 20-1010: Kasperbauer Rezoning from A-1 to R-1
3. Project # 20-1020: Brookfield Estates Preliminary Plat – Polk County
4. Zoning Ordinance Amendment – Fence Regulations
5. Discussion: Governors District – Regulations

#### **D. REPORTS**

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

#### **E. ADJOURNMENT**



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 March 3, 2020 at 5:30 P.M. at Grimes City Hall.

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: N/A

**A. GENERAL AGENDA ITEMS**

**1. APPROVAL OF THE AGENDA**

Motion by Smid, Second by Montford, to approve the agenda

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

**2. APPROVAL OF THE MINUTES**

Motion by Smid, Second by Strutt-Todd, to approve the minutes from the February 4, 2020 meeting

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

**B. PUBLIC AGENDA ITEMS**

**Project # 20-1017: Hope Commercial- Rezoning from A-1 to C-2**

Josh Trygstad of Civil Design Advantage presented this rezoning; he commented that it consists of 18.6 acres with 8 commercial lots. Pfaltzgraff also presented the proof of concept plan to show the future plans for the commercial zoning use.

Staff suggested that for purposes of consistency through the development, that the Transportation Corridor Overlay be extended to all 18.6 acres.

Motion by Smid, Second by Strutt-Todd to approve Hope Commercial Rezoning from A-1 to C-2

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

**Project # 20-1010: Kasperbauer – Rezoning from A-1 to R-1**

Pfaltzgraff explained the details of this rezoning. There are a number of estate properties in the northern part of town along NW 27<sup>th</sup> ST. One lot to the west just annexed into Grimes not long ago. Annexation of this lot has already been approved by council. When a lot is annexed in, it will be brought in as A-1 zoning, but in order to build two new homes on the lot, it needs to be zoned R-1. A plan is also in place to get sanitary sewer to the lots.

Motion by Strutt-Todd, Second by Smid to approve Kasperbauer Rezoning from A-1 to R-1  
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

#### **Project # 20-1020: Brookfield Estates – Preliminary Plat – Polk County**

Martin presented this project to the commission. It is a Polk County plat that is a half mile north of Grimes city limits. It is currently vacant, and residential homes are located to the south. This commission needs to hear this project to be sure that the project includes urbanized regulations in event it would be annexed into Grimes in the future. Staff recommended approval.

Motion by Strutt-Todd, Second by Patterson to approve Brookfield Estates Preliminary Plat – Polk County  
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

#### **Zoning Ordinance Amendment – Fence Regulations**

Pfaltzgraff presented this project stating that the fence regulations are being relocated from the building regulations to the zoning ordinance. This will allow for property owners to request relief from the fence ordinance to the Board of Adjustment.

There are also certain changes that would be made to the regulations concerning setbacks and regulations related to ornamental fences.

Motion by Patterson, Second by Montford to approve Zoning Ordinance Amendment – Fence Regulations  
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

#### **Discussion: Governors District – Regulations**

Staff has started crafting a land use plan for the Governors District of Grimes. Currently, it has a mix of industrial, commercial, and residential zoning. Certain standards need to be regulated to preserve the character of the area, while ensuring that reasonable development opportunities are provided.

Montford commented that the brick-based buildings are important to really preserve the downtown feel in a growing community, and suggested that staff look at extending the commercial areas down 2<sup>nd</sup> Ave.

The Commission also suggested that the area along HWY 44 be removed as it is too far removed from the district.

**No action was taken as this was a discussion topic only.**

**C. PUBLIC FORUM – None**

**D. REPORTS**

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting April 7, 2020**

Meeting is adjourned at 6:34 p.m.

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Signature