1. Agenda

   Documents:

   070720 PZ AGENDA.PDF

2. Meeting Materials

   Documents:

   070720 PZ PACKET.PDF

Planning and Zoning Commission

July 7, 2020
Agenda
Meeting Held Electronically due to COVID-19
5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

***Please note that this Grimes Planning and Zoning Meeting will be an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in-person meeting.**

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

1. Internet- Meeting attendance may be obtained by "Join Zoom Meeting". Simply enter the following internet address and ID:

Join Zoom Meeting
https://zoom.us/j/94991282883

Meeting ID: 949 9128 2883

2. By Phone: 877 853 5257 US Toll-free.

Hearing Assistance: If you are hearing impaired, Grimes will provide a sign language communicator on the internet Zoom meeting video presentation upon request. Please contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov to request this service.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m. Monday-Friday.

Meetings will be recorded

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 Borcherding
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. Project # 20-1035: Golden Rule Plat 1 – Preliminary Plat
2. Project # 20-1036: Golden Rule Plat 1 – Final Plat
3. Project # 20-1040: Prairie Business Park – Rezone
4. Project # 20-1039: Sweet Honey – Site Plan
5. Project # 20-1038: Financial Institution – Site Plan

D. <u>REPORTS</u>

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

E. <u>ADJOURNMENT</u>

CITY OF GRIMES

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 July 7, 2020 at 5:30 P.M. and was held electronically due to the global health pandemic.

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

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent:

A. <u>GENERAL AGENDA ITEMS</u>

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Montford, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 5-0

2. APPROVAL OF THE MINUTES

Motion by Strutt-Todd, Second by Smid, to approve the minutes from the April 7, 2020 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. <u>PUBLIC AGENDA ITEMS</u>

Project # 20-1035: Golden Rule Plat 1 – Preliminary Plat

Martin explained the details of the preliminary plat.

Motion by Patterson, Second by Smid to approve Golden Rule – Preliminary Plat
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1036: Golden Rule Plat 1 – Final Plat

Martin again explained the details of the Final Plat.

Motion by Patterson, Second by Smid to approve Golden Rule – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1040: Prairie Business Park – Rezone

Martin explained the details of the rezone. The applicant would like to store logoed vehicles on the site. This restriction was self-imposed by the applicant when the site was first built upon. The zoning ordinance restrictions have also changed since then to include logoed vehicles stored on the site as outdoor storage.

Outdoor storage is a permitted use of the site, and the applicant desires to keep the restriction in place, however allow for the keeping of logoed vehicles upon the site.

Pfaltzgraff commented that there would be additional restriction in place to require berms and/or landscaping to screen the stored logoed vehicles is stored adjacent to the public right of way.

Motion by Patterson, Second by Smid to approve Prairie Business Park – Rezone
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1039: Sweet Honey – Site Plan

Martin explained the details of the site plan. The proposal shows a 10,000 square foot warehouse where Sweet Honey will store vehicles inside. There will also be a small office space contained within the building. Landscaping to the east of the building will screen the garage doors from the right of way and residential area. Space is also left to the west of the building for the possibility of future expansion.

Pfaltzgraff explained the reasoning for a sand filter as well as the sand oil separator.

Motion by Strutt-Todd subject to staff comments, Second by Smid to approve Sweet Honey – Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project # 20-1038: Financial Institution – Site Plan

Martin explained the details of the site plan. Access to the site will be from the same access point as the future development to the north. No plans have been submitted yet for the development to the north. Landscaping will be provided throughout the site, and utilities will be accessed from the driveway to be constructed to the north of the site.

Pfaltzgraff commented that the glazing in the front of the building is standard white lighting, and the decorative band between the windows is multicolored, but it will not change color or flash.

Motion by Strutt-Todd, Second by Smid to approve Financial Institution – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

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 August 4, 2020

Meeting is adjourned at 6:08 p.m.

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Signature