

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Randy Reavis called the regular meeting of the Planning and Zoning Commission to order at 7:18 p.m. on March 8, 2016. It was determined that a quorum was present.

ROLL CALL: Aron P, Stewart P, Bair A, Adams P, Mathis A.

Also in Attendance: Staff: Duane Neff. Tyler Avis.

Development Representatives: Glen Lyons. Marilyn Arber.

APPROVAL OF AGENDA: Adams made a motion to approve the agenda. Stewart seconded the motion. Motion passed unanimously.

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Election of Officers.

Election of Chairperson: Adams made a motion to nominate Reavis, Stewart seconded the motion. Motion passed unanimously.

Election of Vice-Chairperson: Adams made a motion to nominate Stewart, Reavis seconded the motion. Motion passed unanimously.

Election of Secretary: Adams made a motion to nominate Tyler Avis, Aron seconded the motion. Motion passed unanimously.

2. Review the Planned Unit Development (PUD) Preliminary Plat for Grinnell Garden Cottages – bordered by 134 East St. to the North, and 114 East St. to the South.

Aron moved to open the public hearing. Adams seconded the motion. The motion passed unanimously.

Neff explained the development in general detail. Updated plans were provided that reflected staff recommendations on changes made to mostly utilities; relocating fire hydrants, placing individual curb-stops at each property connection to the City's system, and installing a larger water line to allow a fire hydrant at the East side of the development.

Aron asked about the fencing on the property, and the Lyons explained that on the North and South property lines a 6 ft tall solid painted wood fence would be placed, and a 4 ft tall picket type fence would be installed around each individual property.

Neff explained that the development does not meet section 165.22.2A of Grinnell's Code, stating that PUD Developments not platted as of January 1, 1995, not be less than five (5) acres in size. Neff explained a variance will have to be granted in order for this project to move forward and it may be best to change the ordinance to reflect what is stated in section

165.22.2B: “PUDs proposed for land platted prior to January 1, 1995 shall be considered on a case-by-case basis,” so all PUDs are reviewed on a case-by-case bases.

Adams asked whether the driveway of the development was public or private, and also asked about parking and the width of the roadway to be constructed. Lyons explained that it will be a private drive and will be maintained privately with the funds collected by the Homeowner Association. He also explained that it will be wide enough for two vehicles side-by-side to travel on and that there are six (6) additional parking spaces on the East end of the development for guests, in addition to parking most likely being allowed on one side of the drive. Lyons also explained that the developers will record the Homeowner Association, and it will be responsible for landscaping, snow removal, and mowing.

Lyons began a discussion explaining the size, appearance, cost, and construction timeline of the homes. Each home’s target price range will be between \$200,000 and \$210,000 but may potentially cost less. The development representatives both agreed that construction would start at the end of April and a show-home will be available mid-September. The homes are planned to be built in fours, and construction completion for the entire development would be 12 months from the start date with a goal of having all of the units sold within 15 months.

Neff explained that no abutting property owners have expressed opposition to the development, and Sandy Ross, the abutting property owner to the East, stated that the property is used for agricultural purposes and the crops are sprayed with chemicals, so a fence may be of interest to protect any landscaping of the development. The Development Representatives said they would be open to the idea.

Anon moved to close the public hearing. Stewart seconded the motion. The motion passed unanimously.

Stewart moved that the Commission recommend approval of a variance to Grinnell’s Code Section 165.22.2A to allow the Grinnell Garden Cottages PUD Preliminary Plat to be built on a parcel of land less than five (5) acres in size. Aron seconded the motion. The roll call votes were as follows: Aron Yes , Stewart Yes , Adams No , Reavis Yes , Motion Passed.

After a discussion, the Committee unanimously agreed to not make a recommendation to change the ordinance(s) dealing with making PUD review based on the size of a parcel to strictly case-by-case.

Aron moved to approve the PUD Preliminary Plat for Grinnell Garden Cottages. Stewart seconded the motion. The roll call votes were as follows: Aron Yes , Stewart Yes , Adams No , Reavis Yes , Motion Passed.

INQUIRIES: None

ADJOURN: Stewart moved that the meeting be adjourned. Adams seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:43 p.m.

RANDY REAVIS, CHAIRPERSON

ATTEST:

TYLER AVIS, SECRETARY