

Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a meeting at 12:00 p.m. on Friday, January 19, 2024.

**This meeting will be held in the Council Chambers of City Hall at 520 4<sup>th</sup> Ave and will also be hosted on zoom and can be accessed by visiting the following link**

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRtVCckxaQT09>

**Meeting ID: 646 868 5281 Passcode: 12345**

*One tap mobile*

+13017158592,,6468685281#,,,,\*12345# US (Washington D.C)

+13126266799,,6468685281#,,,,\*12345# US (Chicago)

## **AGENDA PLANNING AND ZONING COMMISSION**

**12:00 P.M.**

**January 19, 2024**

**ROLL CALL:** (Vice-Chair) Adelberg \_\_\_\_, Duke \_\_\_\_, Landstrom \_\_\_\_, Baumann \_\_\_\_,  
Briscoe \_\_\_\_, (Chair) Motta \_\_\_\_, Spriggs \_\_\_\_.

**APPROVAL OF MINUTES FROM September 8, 2023**

**APPROVAL OF AGENDA:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair.

24-1: Review the Preliminary and Final Plat for the Scout Subdivision PUD, located at the former Iowa Telecom Site, comprising of completing a replat of the existing parcel into 41 individual lots. The PZC will make a recommendation to City Council.

24-2: In addition to reviewing the Scout Subdivision Preliminary Plat, the PZC will discuss and make a recommendation to City Council for rezoning lots 1-16 to R-2: Two-Family Residential, and lots 17-40 & 'Outlot X' to R-1: Single-Family Residential.

24-3: The PZC will also review the potential creation of the Scout Subdivision Overlay Zoning District, which would create zoning restrictions which would apply to property within the Scout Subdivision Planned Urban Development.

**ADJOURN:**

**P.S. If you are not able to attend, please call 641-236-2600 to let us know.  
A quorum is required to take action on the items before the Commission.**

## MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chair Adelberg called the Planning and Zoning Commission to order at 12:00pm on September 8th, 2023

**ROLL CALL:** Adelberg   P  , Duke   P  , Karjalahti   P  , Baumann   P  , Briscoe   A  ,  
Motta   P  , Spriggs   A  .

**APPROVAL OF MINUTES From June 9, 2023:** Duke moved to approve the minutes; Karjalahti seconded the motion. The minutes were approved unanimously.

**APPROVAL OF AGENDA:** Duke moved to approve the agenda; Karjalahti seconded the motion. The agenda was approved unanimously.

**COMMUNICATIONS:** None.

**OLD BUSINESS:** None.

### NEW BUSINESS:

Election of officers: There is no current Chair of the PZC due to a vacancy.

Duke nominated Motta as Chair, and Adelberg as Vice-Chair. Baumann seconded the motion. The motion was approved unanimously.

23-6: Review the Preliminary and Final Plat for the James M. White Subdivision, located at 400 6th Avenue West and comprising of completing a replat of the existing parcels associated with it into six parcels. The PZC will make a recommendation to City Council.

Avis explained that this subdivision is for the RC industries property and involves creating separate parcels for each entity that will be participating in ownership of a Solar Farm, and would be for a 20-year lease of that land to those entities.

Greg Roth added that the College, City, Ahrens Park, and Mayflower are the entities that are all participating.

Duke made a motion to recommend City Council to approve the Preliminary and Final Plat for the James M. White Subdivision, located at 400 6th Avenue West and comprising of completing a replat of the existing parcels associated with it into six parcels. Motta seconded the motion. Roll call vote was as follows:

Adelberg   Y  , Duke   Y  , Karjalahti   Y  , Baumann   Y  , Motta   Y  ,

**ADJOURN:** Motta moved that the meeting be adjourned. Karjalahti seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:08 p.m.

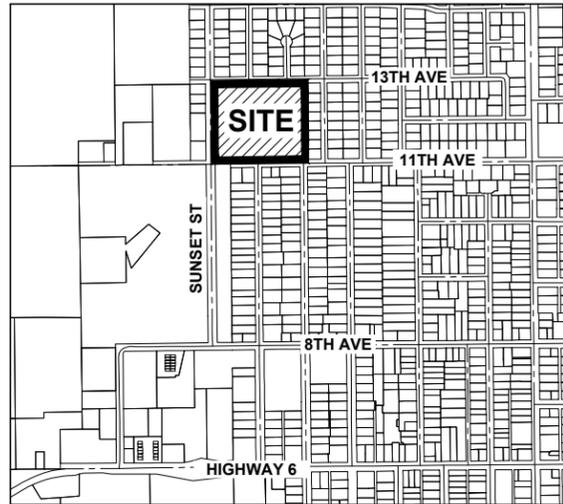
\_\_\_\_\_  
SECRETARY



# PRELIMINARY PLAT FOR: SCOUT SUBDIVISION

GRINNELL, IOWA

## VICINITY MAP NOT TO SCALE



GRINNELL, IOWA

## PRELIMINARY PLAT DESCRIPTION

PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN FILE NUMBER 2022-02346, AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 80 NORTH, RANGE 16 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRINNELL, POWESHIEK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°29'44" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 129.42 FEET TO THE EAST RIGHT OF WAY LINE OF SUNSET STREET; THENCE NORTH 00°28'12" WEST ALONG SAID EAST RIGHT OF WAY LINE, 704.94 FEET TO THE SOUTH RIGHT OF WAY LINE OF 13TH AVENUE; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 788.38 FEET TO THE WEST LINE OF BLOCK 10, STOKER'S 2ND SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 00°32'29" EAST ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, 705.11 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°27'46" WEST ALONG SAID SOUTH LINE, 659.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.77 ACRES (556,164 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.60 ACRES OF RIGHT OF WAY ALONG THE SOUTH SIDE THEREOF.

## BENCHMARKS

- N65 MONUMENT-MH0159  
ELEVATION=1026.51
- SET ON HYDRANT 30'± WEST OF SE CORNER OF PROPERTY  
ELEVATION=1021.16

## LEGEND

### PROPOSED

PROPERTY BOUNDARY	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	---R/W---
BUILDING SETBACK	---
PERMANENT EASEMENT	---P/E---
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
SANITARY SEWER	
SANITARY SERVICE	---S---S---S---
STORM SEWER	---ST---ST---
STORM SERVICE	---ST---ST---
WATERMAIN WITH SIZE	---8"W---
WATER SERVICE	---W---W---W---
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

### EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	---TV---
GAS MAIN	---G---
FIBER OPTIC	---FO---
UNDERGROUND TELEPHONE	---T---
OVERHEAD ELECTRIC	---OE---
UNDERGROUND ELECTRIC	---E---
FIELD TILE	---TILE---
SANITARY SEWER W/ SIZE	---8"S---
STORM SEWER W/ SIZE	---15"ST---
WATER MAIN W/ SIZE	---8"W---



## UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

1 LICENSED PROFESSIONAL ENGINEER

EMILY N. HARDING

19972

IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

*Emily Harding* 12/08/2023  
EMILY N. HARDING, P.E. DATE

LICENSE NUMBER 19972  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-3

## OWNER / APPLICANT

CITY OF GRINNELL  
540 4TH AVENUE  
GRINNELL, IA 50112

## ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: EMILY HARDING  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: (515) 369-4400  
EMILYH@CDA-ENG.COM

## ZONING

EXISTING: C-1  
PROPOSED: PUD (PLANNED UNIT DEVELOPMENT)

## EXISTING/ PROPOSED USE

EXISTING: VACANT LOT  
PROPOSED: SINGLE FAMILY RESIDENTIAL

## BULK REGULATIONS

SETBACKS  
FRONT: 25 FEET  
REAR: 35 FEET  
SIDE: 8 FEET (ONE STORY)  
10 FEET (TWO STORIES)  
12 FEET (THREE STORIES)  
12 FEET (ROW DWELLING NON-INTERIOR UNIT)



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2210.750

DATE	
REVISIONS	
REVISED	12/05/2023
SECOND SUBMITTAL	5/01/2023
FIRST SUBMITTAL	5/21/2023

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH:  
ENGINEER:

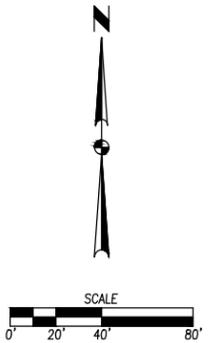
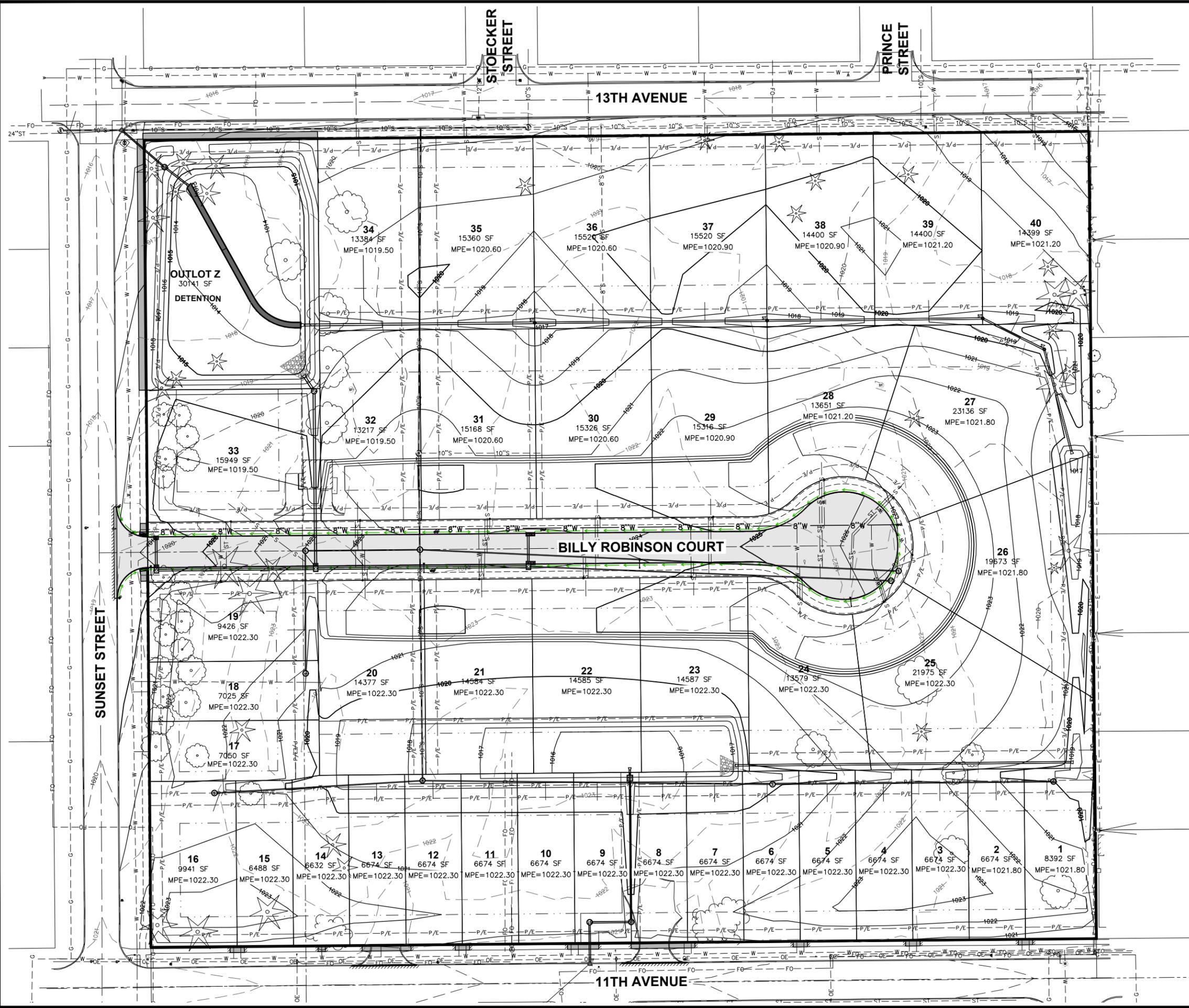


GRINNELL, IOWA

SCOUT SUBDIVISION  
PRELIMINARY PLAT



FILE: H:\22210720\22210720-PRELIMINARY PLATTING  
 COMMENT: PLOTTED: 12/18/2023 11:58 AM  
 PLOTTED BY: ERIC MULLER  
 TECH: ENR



**SCOUT SUBDIVISION  
PRELIMINARY PLAT**

3 / 3  
2210.750

GRINNELL, IOWA

**ESA**  
CIVIL DESIGN ADVANTAGE

ENGINEER: \_\_\_\_\_  
TECH: \_\_\_\_\_

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

REVISIONS	DATE
FIRST SUBMITTAL	5/17/2023
SECOND SUBMITTAL	12/05/2023

Index Legend	
City:	Grinnell, Iowa
County:	Grinnell
Requested By:	City of Grinnell
Description:	PT SE1/4 NW1/4 and SW1/4 NE1/4 SECTION 8-80-16
Proprietor:	City of Grinnell
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266   (515) 225-8000

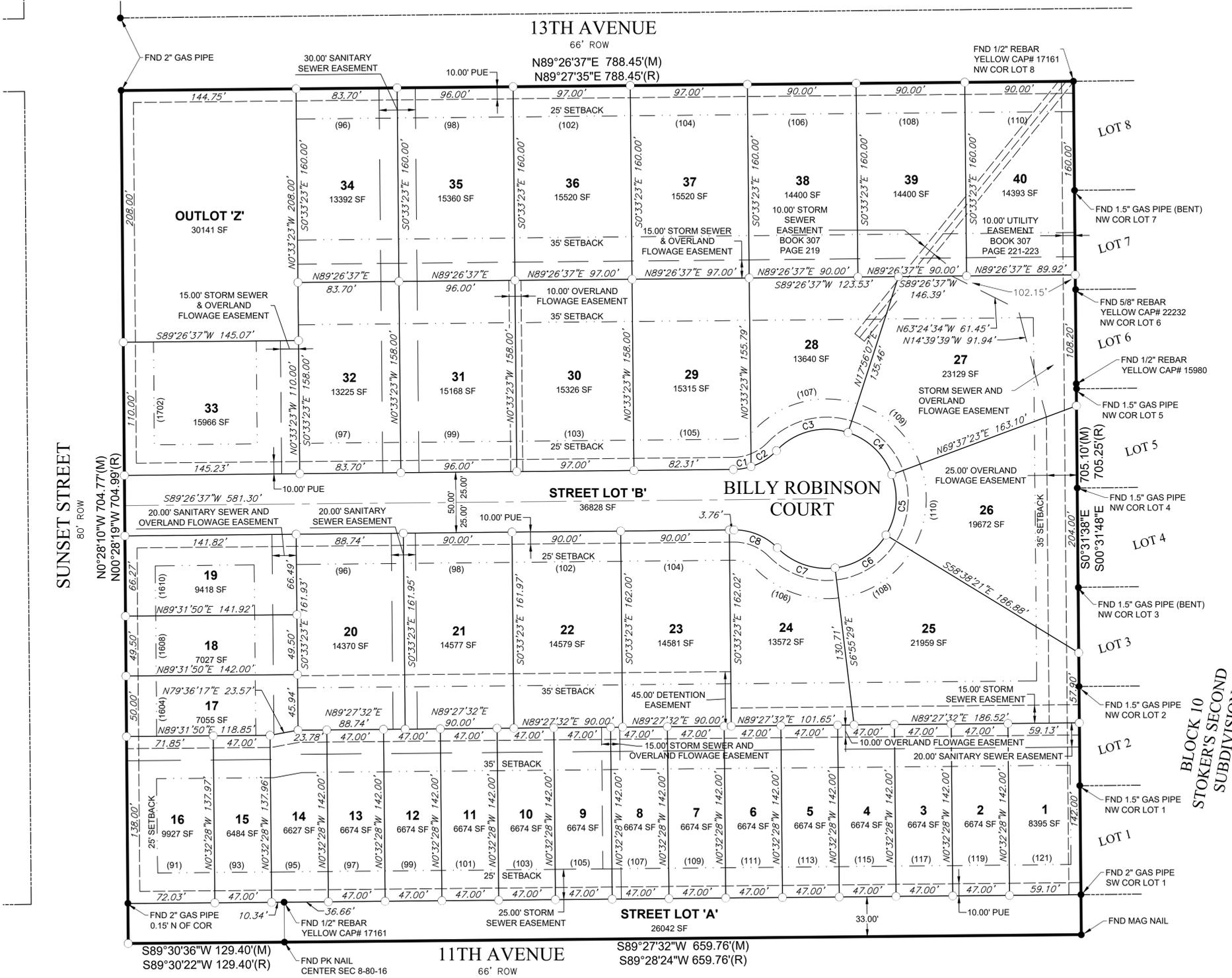
**OWNER / DEVELOPER**  
 CITY OF GRINNELL  
 540 4TH STREET  
 GRINNELL, IA 50112

**ZONING**  
 EXISTING: C-1  
 PROPOSED: PUD (PLANNED UNIT DEVELOPMENT)

**BULK REGULATIONS**  
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 FRONT: 25 FEET  
 REAR: 35 FEET  
 SIDE: 8 FEET (ONE STORY)  
 10 FEET (TWO STORIES)  
 12 FEET (THREE STORIES)  
 12 FEET (ROW DWELLING NON-INTERIOR UNIT)

# SCOUT SUBDIVISION

FINAL PLAT  
 CITY OF GRINNELL, IOWA



### LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 8, TOWNSHIP 80 NORTH, RANGE 16 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRINNELL, POWESHIEK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°30'36" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 129.40 FEET TO THE EAST RIGHT OF WAY LINE OF SUNSET STREET; THENCE NORTH 00°28'10" WEST ALONG SAID EAST RIGHT OF WAY LINE, 704.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF 13TH AVENUE; THENCE NORTH 89°26'37" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 788.45 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 10, STOKER'S SECOND SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 00°31'38" EAST TO THE WEST LINE OF SAID BLOCK 10, STOKER'S SECOND SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF, 705.10 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°27'32" WEST ALONG SAID SOUTH LINE, 659.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.77 ACRES (556,095 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.60 ACRES OF RIGHT OF WAY ALONG THE SOUTH SIDE THEREOF.

### DATE OF SURVEY

DECEMBER 06, 2023

### EXISTING / PROPOSED USE

EXISTING: VACANT LOT  
 PROPOSED: SINGLE FAMILY RESIDENTIAL

### REFERENCE DOCUMENTS

SURVEY IN INSTRUMENT #2015-00738  
 SURVEY IN INSTRUMENT #2016-01980  
 SURVEY IN INSTRUMENT #2022-02346  
 SURVEY IN BOOK 'F' PAGE 99  
 EASEMENTS IN BOOK 307 PAGE 219-223

### CURVE DATA

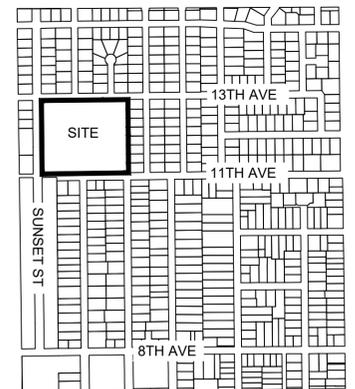
CURVE TABLE					
CURVE	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	14.91'	50.00'	N80°54'11"E	14.85'	7.51'
C2	25.03'	50.00'	N58°01'24"E	24.77'	12.78'
C3	64.48'	57.50'	N75°48'35"E	61.15'	36.11'
C4	51.87'	57.50'	S46°13'15"E	50.13'	27.85'
C5	51.92'	57.50'	S5°29'31"W	50.18'	27.88'
C6	51.90'	57.50'	S57°13'05"W	50.16'	27.87'
C7	52.31'	57.50'	N70°51'39"W	50.53'	28.12'
C8	39.93'	50.00'	N67°40'37"W	38.88'	21.10'

### NOTES

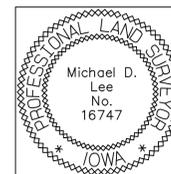
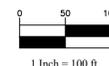
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' AND STREET LOT 'B' SHALL BE DEDICATED TO THE CITY OF GRINNELL FOR PUBLIC RIGHT OF WAY.

### LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT
- SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- - - - - PROPERTY LINE



VICINITY MAP  
 GRINNELL, IOWA



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

MICHAEL D. LEE, P.L.S. DATE  
 License Number: 16747  
 My license renewal date is DECEMBER 31, 2024  
 Pages or sheets covered by this seal:

P:\288199\288199-Survey\Plats\288199-Final Plat.dwg 1/8/2024 11:26 AM

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	MDL
		CHECKED	MDL
		APPROVED	MDL
		DATE	12-5-23
		A.C.	



**SCOUT SUBDIVISION**  
 FINAL PLAT  
 CITY OF GRINNELL, IOWA  
 3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

PT OF W1/2, SW1/4, NE1/4 AND SE1/4, NW1/4 OF SECTION 8, T80N, R16W	DWG. NO. FP-1
PROJECT 288199	



CITY OF GRINNELL  
520 Fourth Avenue  
Grinnell, Iowa  
50112-1947  
Phone: 641-236-2600  
Fax: 641-236-2626

MAYOR

DAN F.  
AGNEW  
dagnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY  
*At-Large*

JIM WHITE  
*At-Large*

JULIE DAVIS  
*1st Ward*

JO WRAY  
*2nd Ward*

RACHEL BLY  
*3rd Ward*

LAMOYNE GAARD  
*4th Ward*

ADMINISTRATION

RUSSELL L.  
BEHRENS  
*City Manager*  
RBehrens@  
grinnelliowa.gov

ANNMARIE WINGERTER  
*City Clerk/Finance Director*  
AWingert@  
grinnelliowa.gov

WILLIAM J.  
SUEPPEL  
*City Attorney*  
billjs@mearndonlaw.com

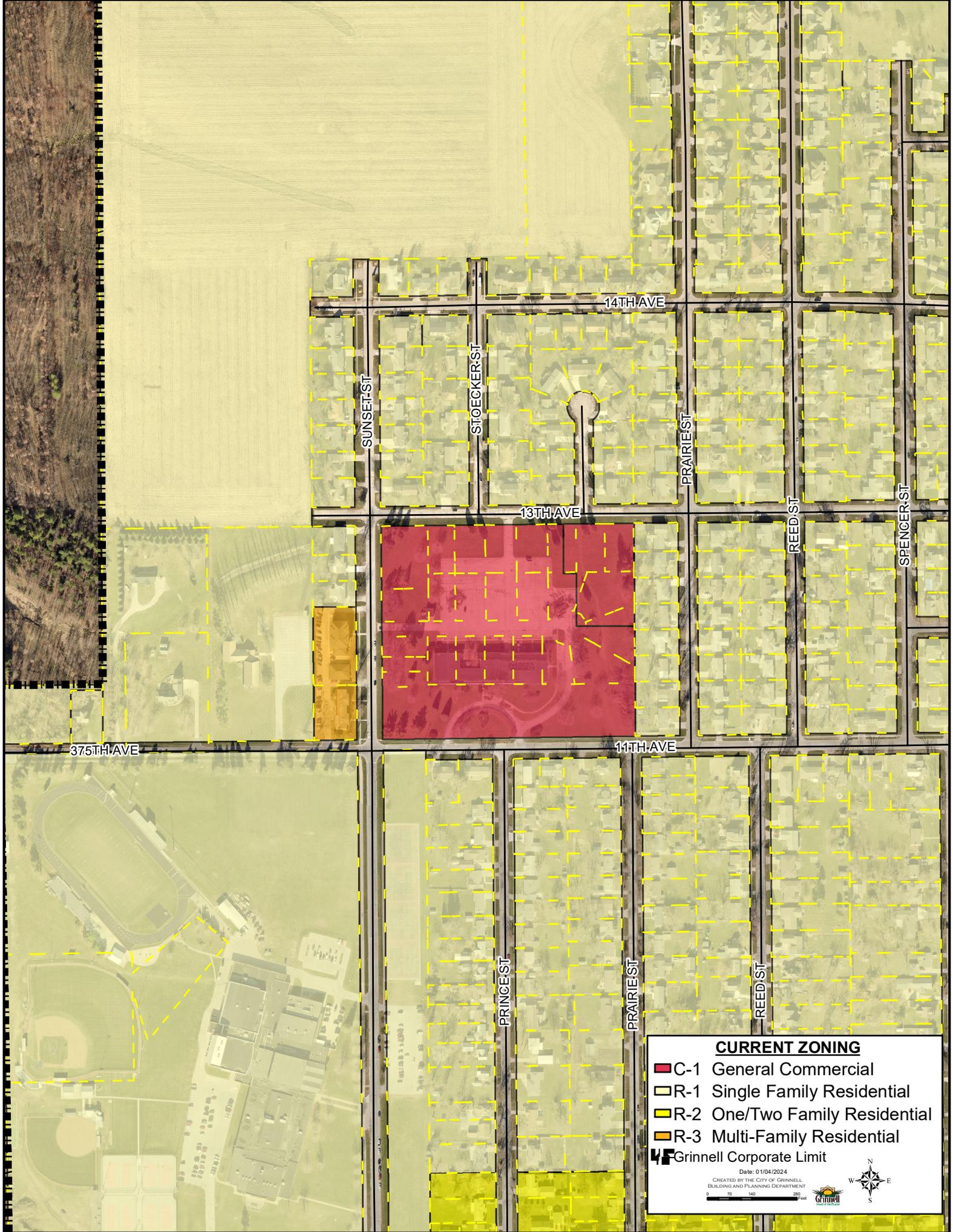
Visit us at  
[www.grinnelliowa.gov](http://www.grinnelliowa.gov)

RE: Address Assignments for Stella Ridge

- 1: 121 11<sup>th</sup> Avenue Grinnell, IA 50112
- 2: 119 11<sup>th</sup> Avenue Grinnell, IA 50112
- 3: 117 11<sup>th</sup> Avenue Grinnell, IA 50112
- 4: 115 11<sup>th</sup> Avenue Grinnell, IA 50112
- 5: 113 11<sup>th</sup> Avenue Grinnell, IA 50112
- 6: 111 11<sup>th</sup> Avenue Grinnell, IA 50112
- 7: 109 11<sup>th</sup> Avenue Grinnell, IA 50112
- 8: 107 11<sup>th</sup> Avenue Grinnell, IA 50112
- 9: 105 11<sup>th</sup> Avenue Grinnell, IA 50112
- 10: 103 11<sup>th</sup> Avenue Grinnell, IA 50112
- 11: 101 11<sup>th</sup> Avenue Grinnell, IA 50112
- 12: 99 11<sup>th</sup> Avenue Grinnell, IA 50112
- 13: 97 11<sup>th</sup> Avenue Grinnell, IA 50112
- 14: 95 11<sup>th</sup> Avenue Grinnell, IA 50112
- 15: 93 11<sup>th</sup> Avenue Grinnell, IA 50112
- 16: 91 11<sup>th</sup> Avenue Grinnell, IA 50112
- 17: 1604 Sunset St Grinnell, IA 50112
- 18: 1608 Sunset St Grinnell, IA 50112
- 19: 1610 Sunset St Grinnell, IA 50112
- 20: 96 Billy Robinson Court Grinnell, IA 50112
- 21: 98 Billy Robinson Court Grinnell, IA 50112
- 22: 102 Billy Robinson Court Grinnell, IA 50112
- 23: 104 Billy Robinson Court Grinnell, IA 50112
- 24: 106 Billy Robinson Court Grinnell, IA 50112
- 25: 108 Billy Robinson Court Grinnell, IA 50112
- 26: 110 Billy Robinson Court Grinnell, IA 50112
- 27: 109 Billy Robinson Court Grinnell, IA 50112
- 28: 107 Billy Robinson Court Grinnell, IA 50112
- 29: 105 Billy Robinson Court Grinnell, IA 50112
- 30: 103 Billy Robinson Court Grinnell, IA 50112
- 31: 99 Billy Robinson Court Grinnell, IA 50112
- 32: 97 Billy Robinson Court Grinnell, IA 50112
- 33: 1702 Sunset St Grinnell, IA 50112
- 34: 96 13<sup>th</sup> Avenue Grinnell, IA 50112
- 35: 98 13<sup>th</sup> Avenue Grinnell, IA 50112
- 36: 102 13<sup>th</sup> Avenue Grinnell, IA 50112
- 37: 104 13<sup>th</sup> Avenue Grinnell, IA 50112
- 38: 106 13<sup>th</sup> Avenue Grinnell, IA 50112
- 39: 108 13<sup>th</sup> Avenue Grinnell, IA 50112
- 40: 110 13<sup>th</sup> Avenue Grinnell, IA 50112

Respectfully,

Tyler Avis  
Building and Planning Director

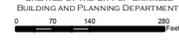


**CURRENT ZONING**

- C-1 General Commercial
- R-1 Single Family Residential
- R-2 One/Two Family Residential
- R-3 Multi-Family Residential
- Grinnell Corporate Limit

Date: 01/04/2024

CREATED BY THE CITY OF GRINNELL  
BUILDING AND PLANNING DEPARTMENT







12-28-2023

## Scout Subdivision Overlay Zoning District

In addition to the requirements of the City of Grinnell's Code of Ordinance's, the following Zoning Overlay District Standards apply to the Scout Subdivision:

### 1. Residential Development Lot Standards

#### 1. Lots 17-40 and 'Outlot Z' are zoned as R-1: Single-Family Residential Lots with the following minimum standards:

- a. Must include at minimum a two-car garage.
- b. Minimum finished first floor living area for 1-story: 1,200 sq ft
- c. Minimum finished first floor living area for 2-story: 1,100 sq ft
- d. The facade of any dwelling or accessory structure must face the street of which the property is assigned its address from.
- e. The exterior materials of any dwelling façade or accessory structure must have:
- f. A minimum of twenty percent (20%) of the gross exterior facade(excluding window and door areas), shall be brick, stone or a veneer combination of either. The remaining 80% shall be constructed of vinyl siding with a minimum thickness of .042" or hardboard siding by LP SmartSide or cement board siding by James Hardie or other brands of comparable siding.
- g. All exterior façade walls having any areas of exposed concrete shall be painted to blend with exterior wall finishes or covered with brick or stone veneer or the equivalent.
- h. Exterior colors must be of natural earth tones.
- i. All structures shall not be of post-frame type construction.
- j. All structures shall be secured to a permanent foundation.
- k. No clothes lines, playsets, or satellite dishes are permitted in the front or side yards.
- l. Any boat, camper, rv, etc., must be stored to not be visible from any street, and in a covered and enclosed permanent structure.
- m. All vehicles must be stored on a concrete paved surface with no vehicles permitted to be stored on any driveway approach.
- n. A basement or accepted tornado shelter must be present on each individual lot.
- o. All driveways must be concrete.
- p. The exterior of any accessory structure must be of the exact same materials and colors as the dwelling upon the lot, no metal or plastic storage sheds or units will be permitted.

#### 2. Lots 1-16 are zoned as R-2: Two-Family Residential. For any single-family dwelling constructed within these lots, the regulations from section 1 will apply. For any two-family dwelling constructed within these lots, the following apply:

- a. Must include at minimum a two-car garage per dwelling unit.
- b. Minimum combined finished first floor living area for a two-family single-story structure: 2,500 sq ft
- c. Minimum combined finished first floor living area for two-family two-story structure: 1,500 sq ft
- d. Items d-p listed in section 1 shall also apply.

CITY OF GRINNELL  
520 Fourth Avenue  
Grinnell, Iowa  
50112-1947  
Phone: 641-236-2600  
Fax: 641-236-2626

#### MAYOR

DAN F.  
AGNEW  
dagnew@grinnelliowa.gov

#### CITY COUNCIL

BYRON HUEFTLE-WORLEY  
*At-Large*

JIM WHITE  
*At-Large*

JULIE DAVIS  
*1st Ward*

JO WRAY  
*2nd Ward*

RACHEL BLY  
*3rd Ward*

LAMOYNE GAARD  
*4th Ward*

#### ADMINISTRATION

RUSSELL L.  
BEHRENS  
*City Manager*  
RBehrens@  
grinnelliowa.gov

ANNMARIE WINGERTER  
*City Clerk/Finance Director*  
AWingert@  
grinnelliowa.gov

WILLIAM J.  
SUEPPEL  
*City Attorney*  
billjs@meardonlaw.com

Visit us at  
[www.grinnelliowa.gov](http://www.grinnelliowa.gov)

## PUBLIC NOTICE

The Planning and Zoning Commission of the City of Grinnell will meet on January 19<sup>th</sup>, 2024 at 12:00pm to meet and review the Scout Subdivision Preliminary and Final Plat, as well as review a rezoning of the entire property and potentially creating an overlay zoning district. The Commission will make a recommendation to the City Council for these items. You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, January 19, 2024. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode.

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

**Meeting ID: 646 868 5281 Passcode: 12345**

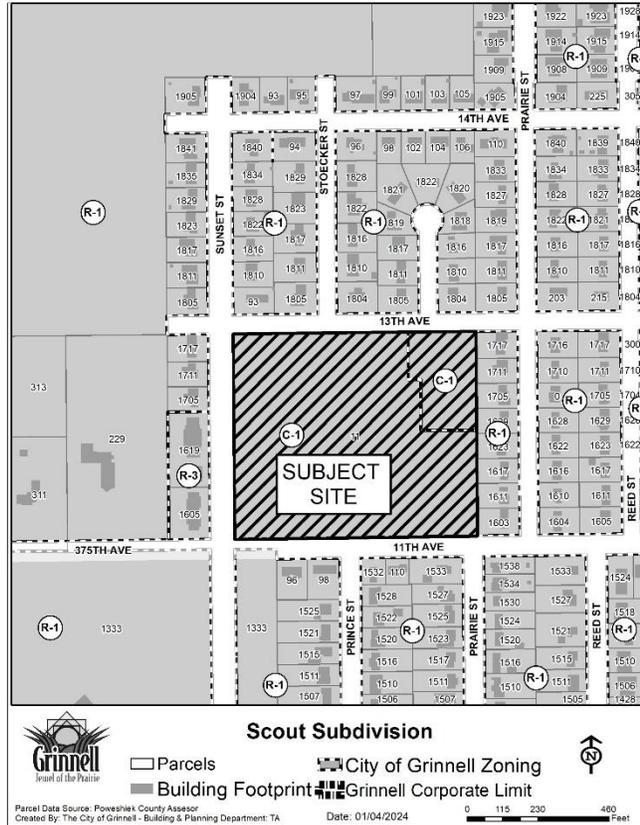
## PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

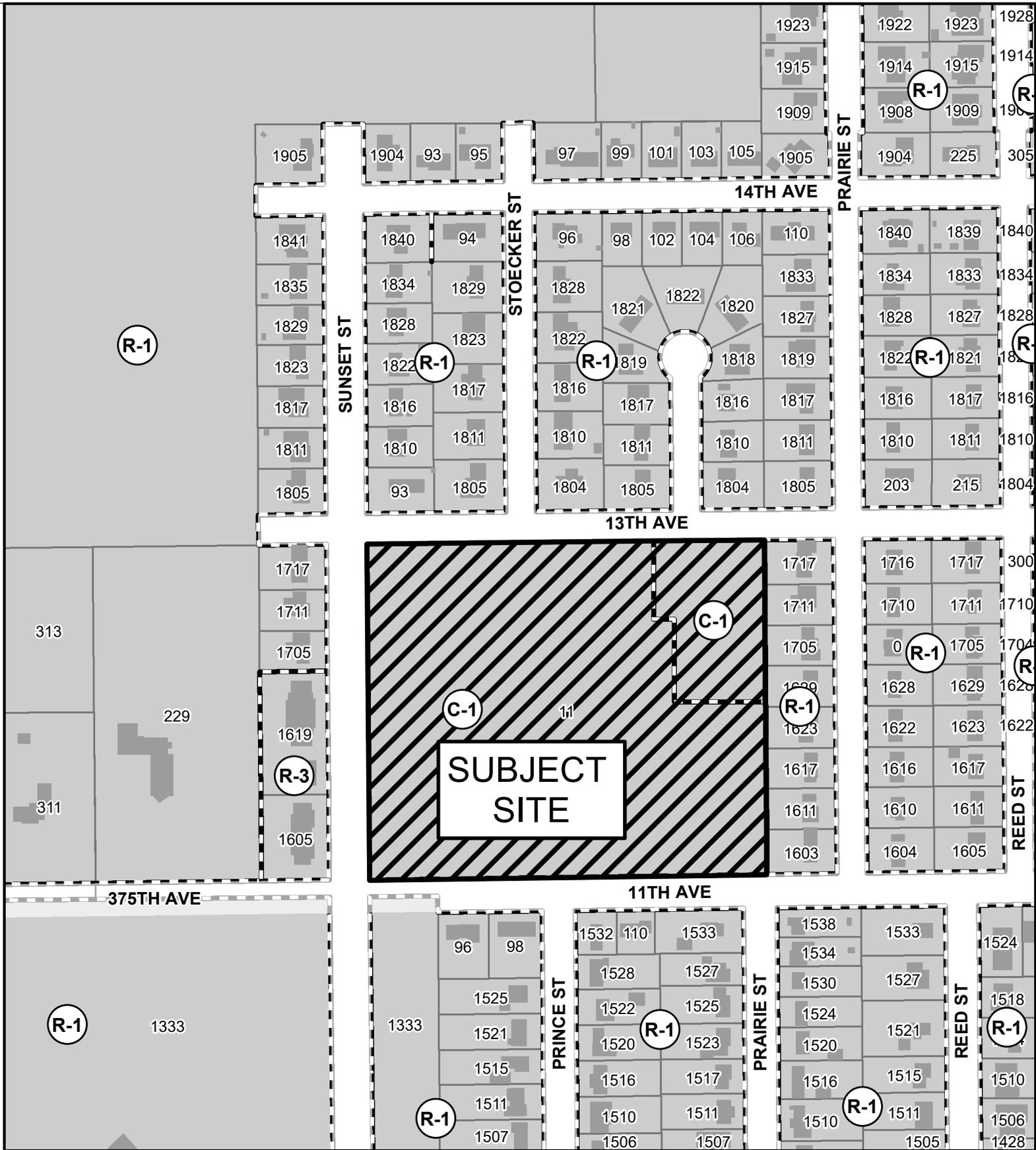
Notice is hereby given that The Planning and Zoning Commission for the City of Grinnell will meet to have a discussion and review the Scout Subdivision Preliminary and Final Plat, as well as rezoning of the entire property and potentially creating an overlay zoning district. The Commission will make a recommendation to the City Council for these items.

You are further notified that the time and place of the public hearing will be Friday, January 19th, 2024 at 12:00 p.m. in the Council Chambers at City Hall, 520 4<sup>th</sup> Ave and also available on zoom:

Meeting ID: 646 868 5281  
Passcode: 12345

Tyler Avis  
Building and Planning Director





## Scout Subdivision



□ Parcels

▤ City of Grinnell Zoning

■ Building Footprint

▤ Grinnell Corporate Limit



City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1002 S 12TH ST  
MARSHALLTOWN IA 50158

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

110 11TH  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1525 PRINCE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1527 PRAIRIE ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1528 PRINCE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1530 PRAIRIE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1532 PRINCE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1533 PRAIRIE ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1533 REED ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1534 PRAIRIE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1538 PRAIRIE ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1603 PRAIRIE ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

**1604 PRAIRIE  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

**1610 PRAIRIE  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
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**1611 PRAIRIE ST  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
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**1616 PRAIRIE ST  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
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1617 PRAIRIE ST  
GRINNELL IA 50112

City of Grinnell  
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1622 PRAIRIE  
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1623 PRAIRIE ST  
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1628 PRAIRIE  
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**1629 PRAIRIE  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
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**1705 PRAIRIE  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
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**1710 PRAIRIE ST  
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**1711 PRAIRIE ST  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

**1711 SUNSET  
GRINNELL IA 50112**

City of Grinnell  
520 4<sup>th</sup> Ave  
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**1716 PRAIRIE  
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GRINNELL IA 50112**

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1804 PRINCE ST  
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1804 STOECKER  
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520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1811 SUNSET ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

4815 50TH ST  
SEARSBORO IA 50242

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

625 BROAD ST WS 304  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

631 JERLYNN AVE  
DES MOINES IA 50313

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

831 1/2 MAIN ST  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

93 13TH AVE  
GRINNELL IA 50112

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

98 11TH AVE  
GRINNELL IA 50112

City of Grinnell  
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Grinnell, IA 50112

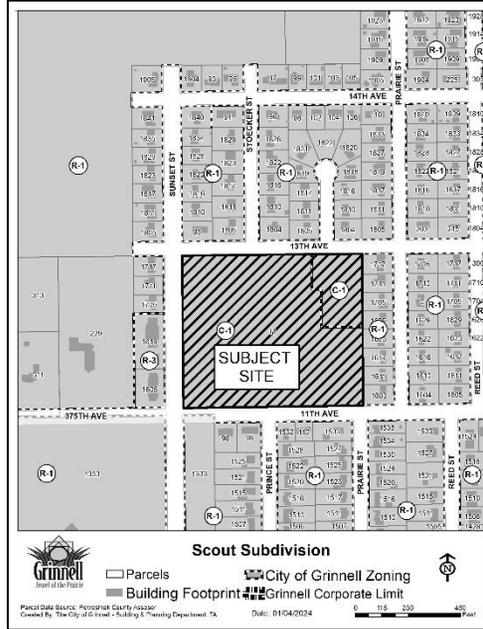
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Review and make a recommendation to City Council for the Scout Subdivision Preliminary and Final Plat, as well as rezoning of the entire property and potentially creating an overlay zoning district.

The meeting will also be available on Zoom; Meeting ID: 646 868 5281. Password: 12345

Tyler Avis  
Building and Planning Director  
For additional information, call 641-236-2600.



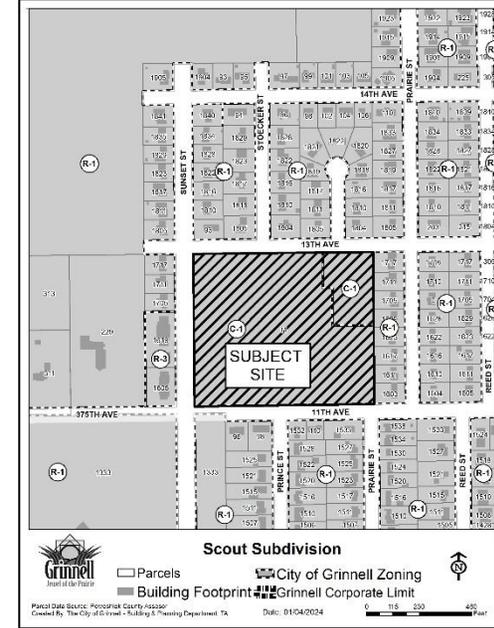
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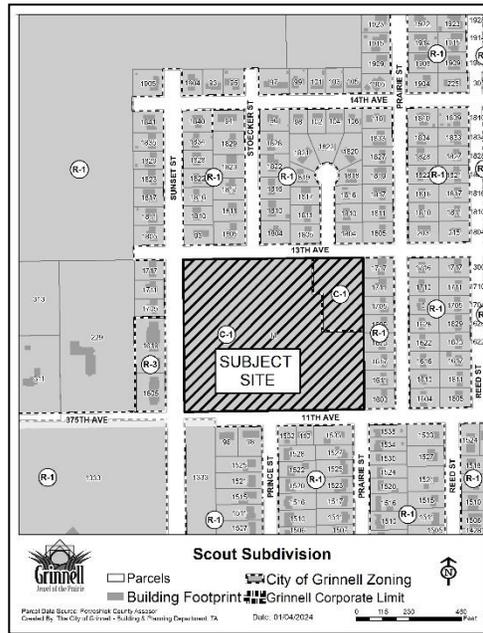
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