

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 4th 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



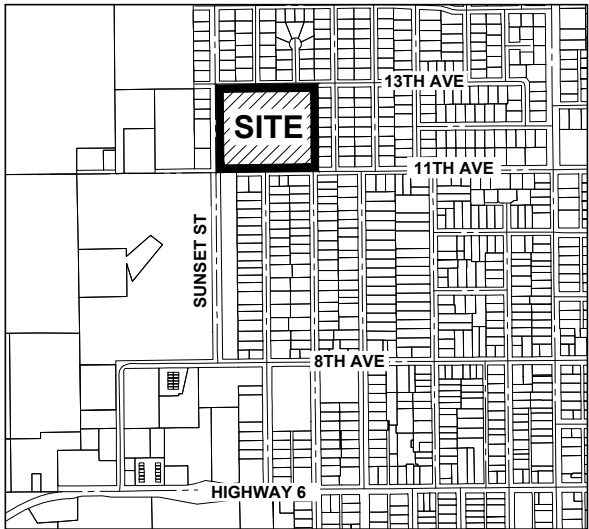
PRELIMINARY PLAT FOR:

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.

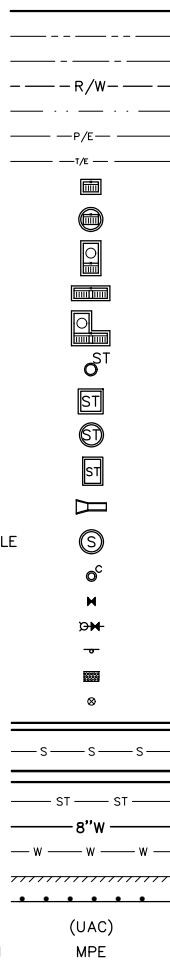
BENCHMARKS

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

LEGEND

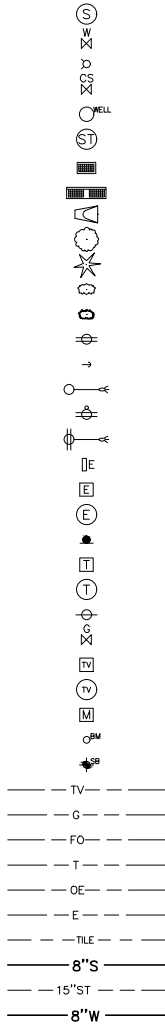
PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
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
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
MINIMUM PROTECTION ELEVATION



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
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE



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)



UTILITY WARNING

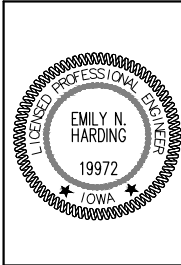
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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

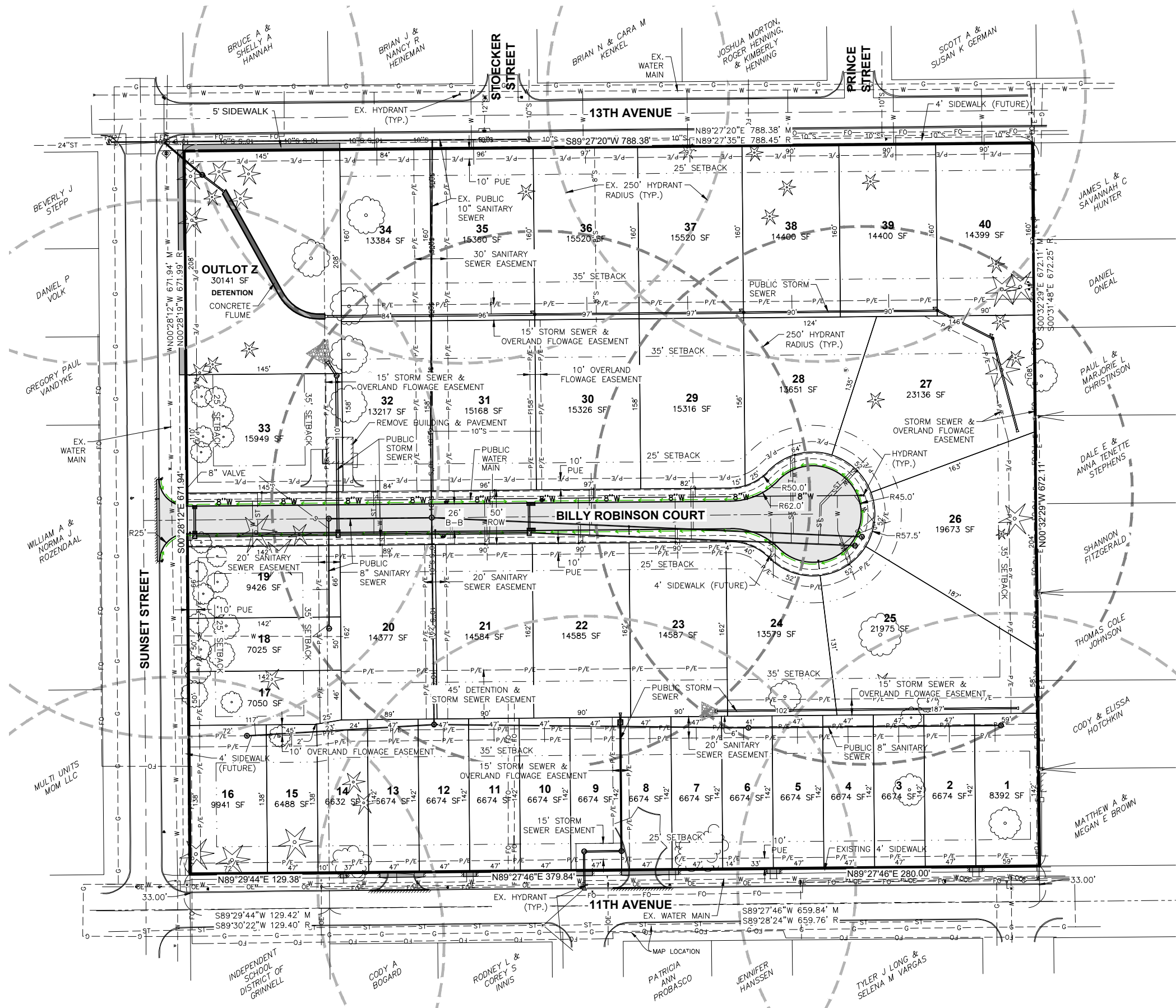
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

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.



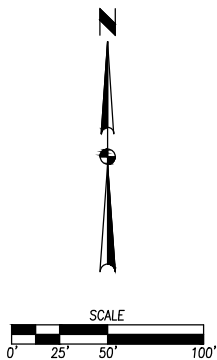
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
Emily Harding 12/08/2023
EMILY N. HARDING, P.E. DATE
LICENSE NUMBER 19972
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

DATE	12/05/2023	REVISED	5/01/2023	3/21/2023
REVISIONS		SECOND SUBMITTAL		FIRST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400				
TECH:			ENGINEER:	
CIVIL DESIGN ADVANTAGE				
GRINNELL, IOWA				
SCOUT SUBDIVISION				
PRELIMINARY PLAT				
1/3				
2210.750				



GENERAL NOTES

1. CONTRACTOR SHALL REMOVE EXISTING SANITARY SEWER EAST OF THE EXISTING MANHOLE ON LOTS 30/31 LOTLINE AND INSTALL A WATERTIGHT PLUG AT THE MANHOLE.
2. CONTRACTOR SHALL ATTEMPT TO LOCATE THE EXISTING SANITARY SERVICE THAT BEGINS IN LOT 35. IF THE SERVICE EXISTS, IT SHALL BE REMOVED AND PLUGGED AT THE MANHOLE.
3. CONTRACTOR SHALL REMOVE EXISTING WATER SERVICE IN LOT 17 AND PLUG THE WATER AT THE MAIN.
4. PROTECT ALL TREES, UTILITIES, AND PAVEMENT OUTSIDE OF GRADING LIMITS. REVIEW ALL TREE CLEARING WITH DEVELOPER ON SITE PRIOR TO CONSTRUCTION.
5. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.
6. THE DEVELOPER, THEIR ENGINEER, AND THEIR CONTRACTOR SHALL FILE APPLICATIONS FOR ALL PERMITS.
7. ALL PERMITS RECEIVED SHALL BE COPIED TO THE CITY OF GRINNELL.
8. WATER MAIN CONSTRUCTION SHALL FOLLOW THE CITY OF GRINNELL STANDARD SPECIFICATIONS.



SCOUT SUBDIVISION PRELIMINARY PLAT

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

ENGINEER:

TECH:

GRINNELL, IOWA

CIVIL DESIGN ADVANTAGE

REVISIONS

DATE

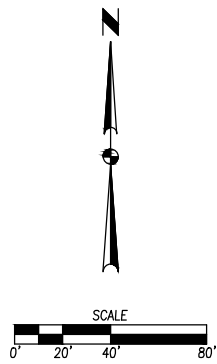
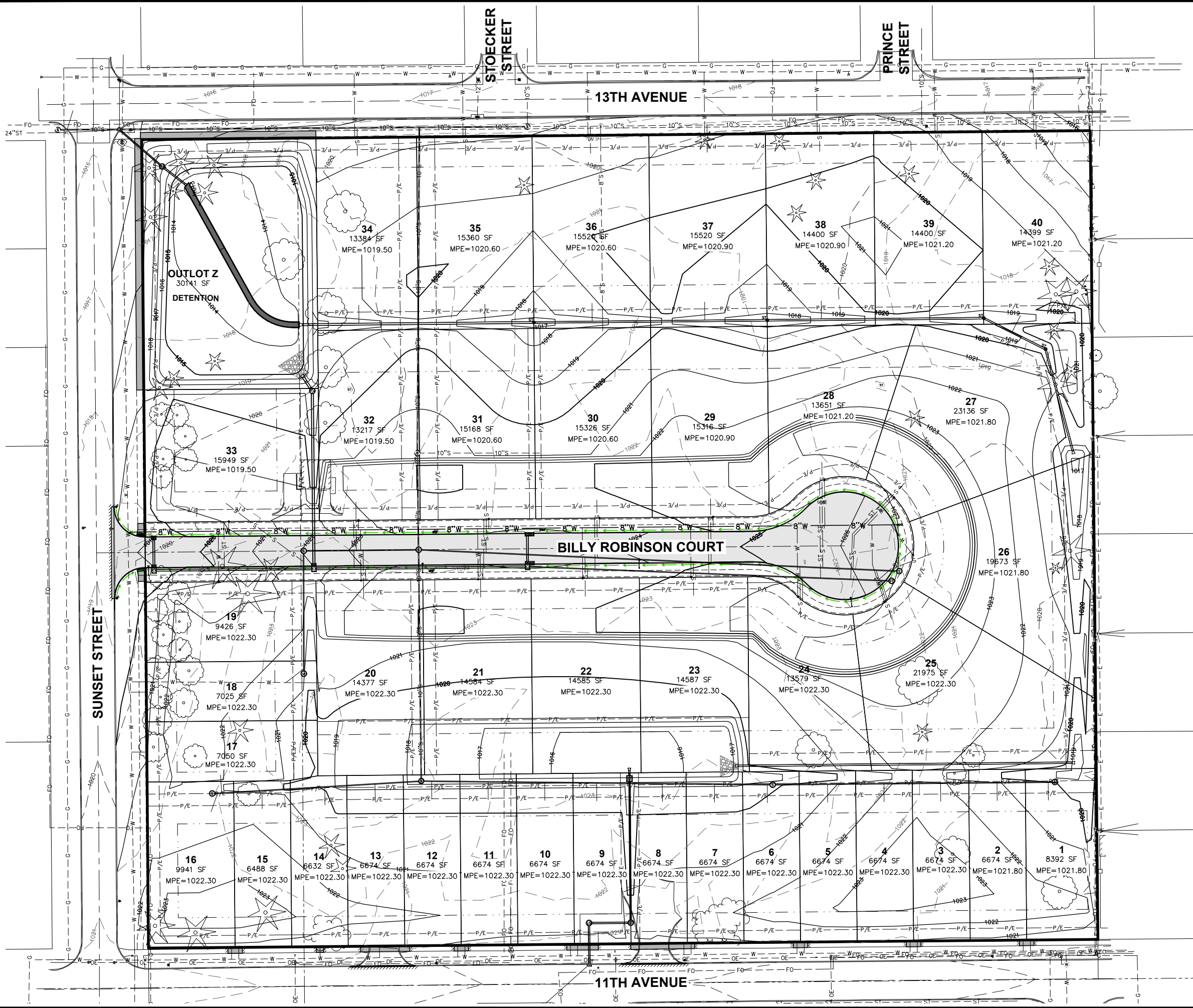
REVISED
SECOND SUBMITTAL
FIRST SUBMITTAL

12/05/2023
5/01/2023
3/21/2023



FILE: H:\2022\2210750\2210750-PRELIMINARY PLAT.DWG
DATE PLOTTED: 12/8/2023 11:58 AM
DRAWN BY: J. MULLER
CHECKED BY: J. MULLER

COMMENTS:
END



**SCOUT SUBDIVISION
PRELIMINARY PLAT**

3
3
2210.750



GRINNELL, IOWA

ENGINEER:

TECH:

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

REVISIONS

DATE

REVISIONS	DATE
REVISED	12/05/2023
SECOND SUBMITTAL	5/01/2023
FIRST SUBMITTAL	3/21/2023

Index Legend	
City:	Grinnell, Iowa
County:	Grinnell
Requested By:	City of Grinnell
Description:	PT SE1/4 NW1/4 and SW1/4 NE1/4
Description:	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

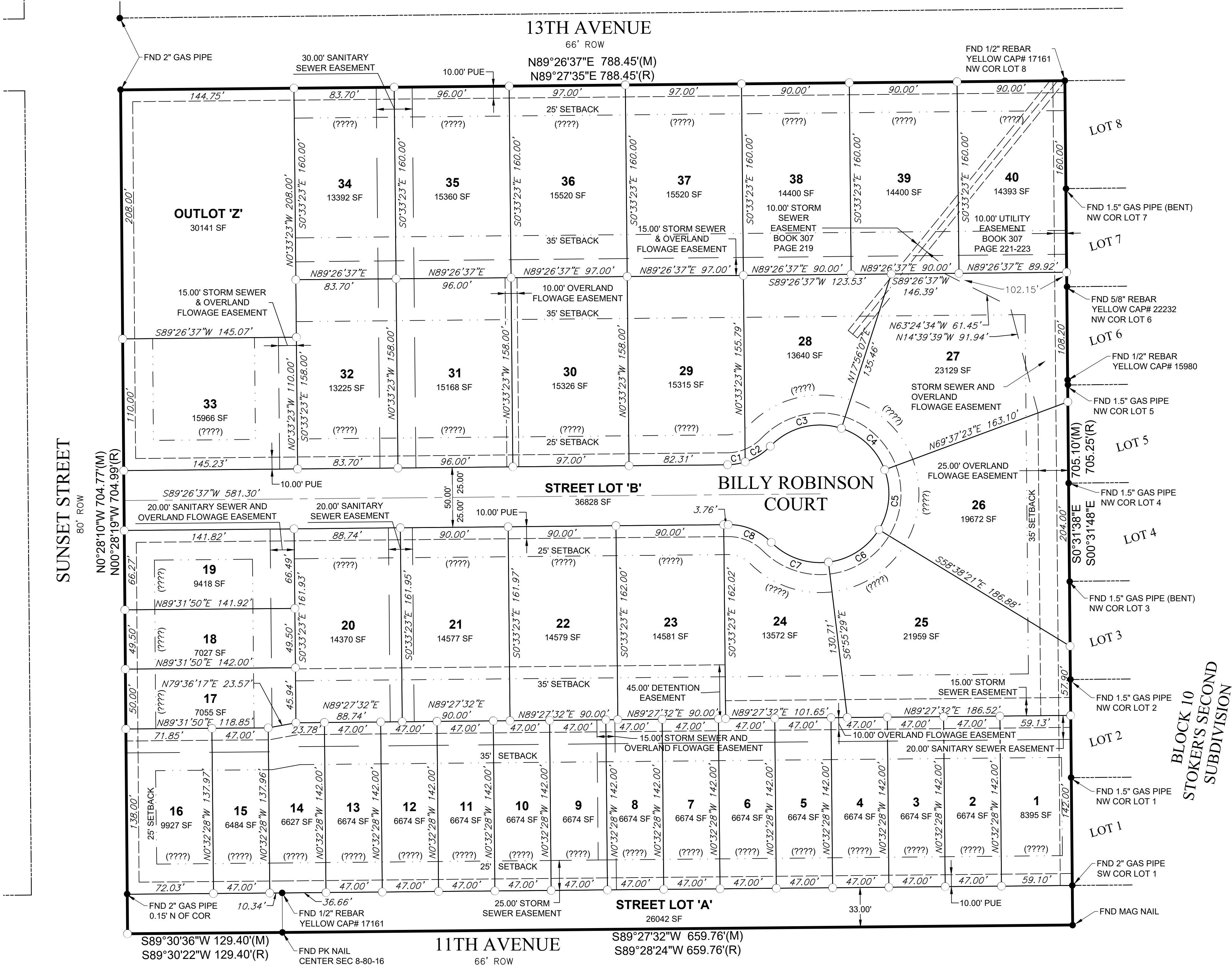
PROPOSED: PUD (PLANNED UNIT DEVELOPMENT)

BULK REGULATIONS

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)

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 ALONG 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 (656,095 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 DOCUEMNTS

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

NOTES

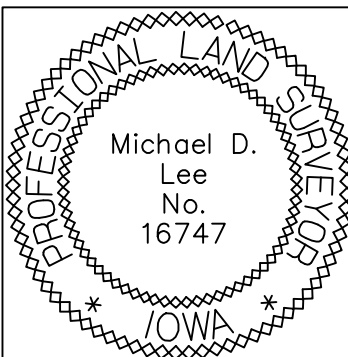
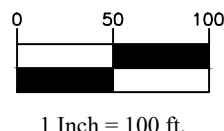
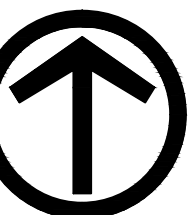
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- 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

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'	S5°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'



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.
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal:

DATE

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



1-2-2024

RE: Address Assignments for Stella Ridge

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
AWingarter@
grinnelliowa.gov

WILLIAM J.
SUEPPEL
City Attorney
billjs@meardonlaw.com

- 1: 121 11th Avenue Grinnell, IA 50112
- 2: 119 11th Avenue Grinnell, IA 50112
- 3: 117 11th Avenue Grinnell, IA 50112
- 4: 115 11th Avenue Grinnell, IA 50112
- 5: 113 11th Avenue Grinnell, IA 50112
- 6: 111 11th Avenue Grinnell, IA 50112
- 7: 109 11th Avenue Grinnell, IA 50112
- 8: 107 11th Avenue Grinnell, IA 50112
- 9: 105 11th Avenue Grinnell, IA 50112
- 10: 103 11th Avenue Grinnell, IA 50112
- 11: 101 11th Avenue Grinnell, IA 50112
- 12: 99 11th Avenue Grinnell, IA 50112
- 13: 97 11th Avenue Grinnell, IA 50112
- 14: 95 11th Avenue Grinnell, IA 50112
- 15: 93 11th Avenue Grinnell, IA 50112
- 16: 91 11th 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
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- 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 13th Avenue Grinnell, IA 50112
- 35: 98 13th Avenue Grinnell, IA 50112
- 36: 102 13th Avenue Grinnell, IA 50112
- 37: 104 13th Avenue Grinnell, IA 50112
- 38: 106 13th Avenue Grinnell, IA 50112
- 39: 108 13th Avenue Grinnell, IA 50112
- 40: 110 13th Avenue Grinnell, IA 50112

Respectfully,

Tyler Avis
Building and Planning Director

Visit us at
www.grinnelliowa.gov



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

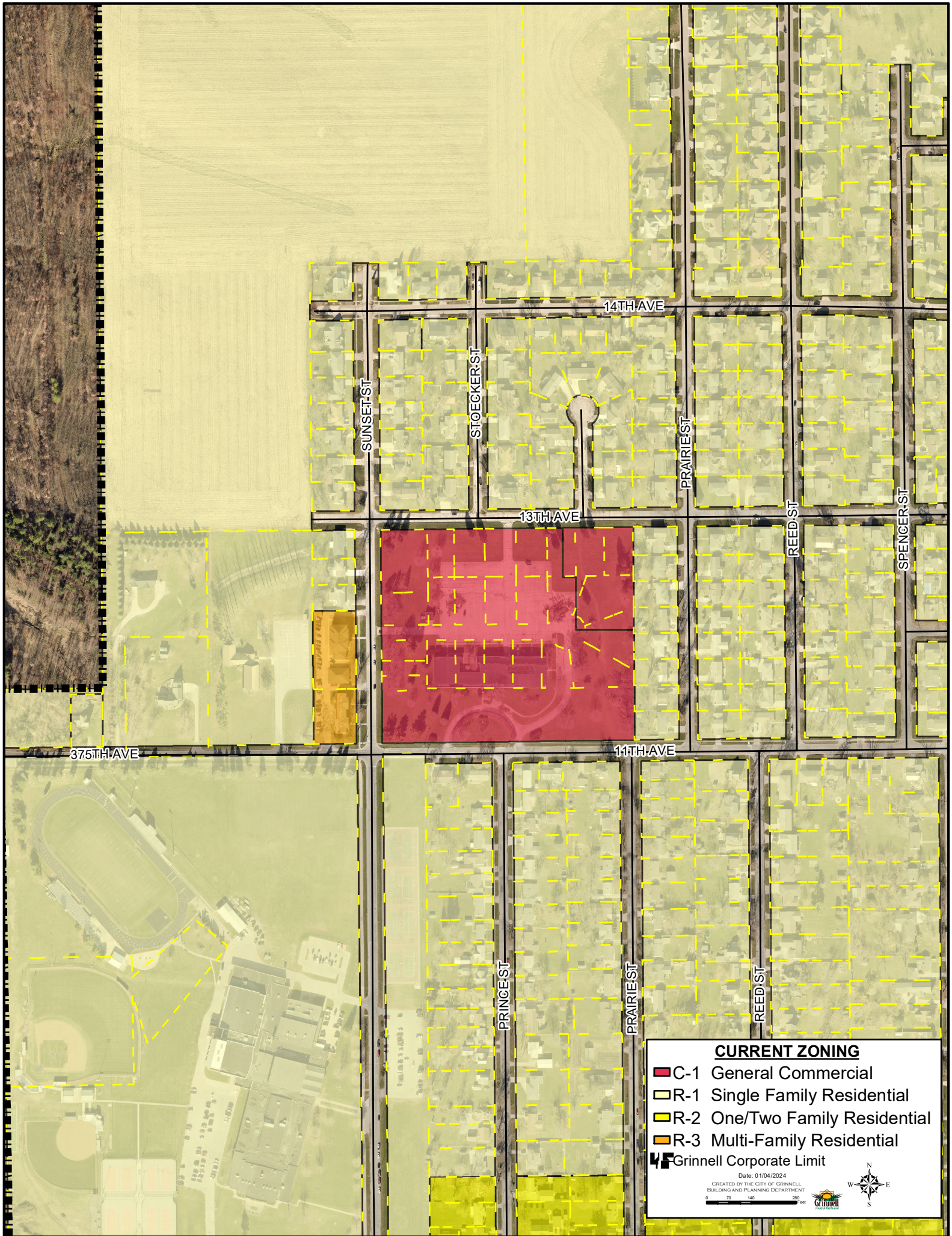
ADMINISTRATION

RUSSELL L.
BEHRENS
City Manager
RBehrens@
grinnelliowa.gov

ANNMARIE WINGERTER
City Clerk/Finance Director
AWingarter@
grinnelliowa.gov

WILLIAM J.
SUEPPEL
City Attorney
billjs@meardonlaw.com

Visit us at
www.grinnelliowa.gov



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

0 50 100 Feet



PUBLIC NOTICE

The Planning and Zoning Commission of the City of Grinnell will meet on January 19th, 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.

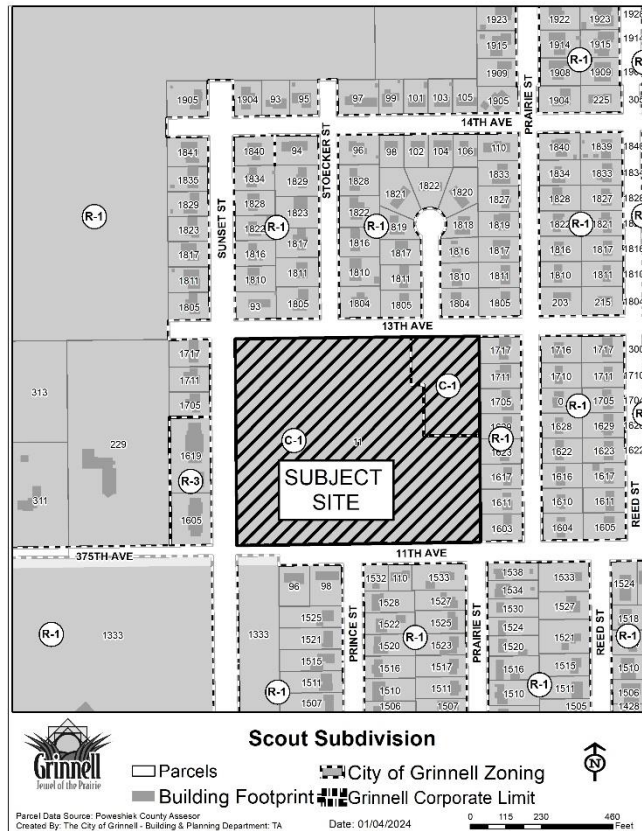
You are further notified that the time and place of the public hearing will be Friday, January 19th, 2024 at 12:00 p.m. in the Council Chambers at City Hall, 520 4th Ave and also available on zoom:

Meeting ID: 646 868 5281

Passcode: 12345

Tyler Avis

Building and Planning Director



City of Grinnell
520 4th Ave
Grinnell, IA 50112

1002 S 12TH ST
MARSHALLTOWN IA 50158

City of Grinnell
520 4th Ave
Grinnell, IA 50112

110 11TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1525 PRINCE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1527 PRAIRIE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1528 PRINCE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1530 PRAIRIE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
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1532 PRINCE
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City of Grinnell
520 4th Ave
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1533 PRAIRIE ST
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City of Grinnell
520 4th Ave
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1533 REED ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1534 PRAIRIE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
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1538 PRAIRIE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1603 PRAIRIE ST
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City of Grinnell
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1604 PRAIRIE
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1610 PRAIRIE
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1611 PRAIRIE ST
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1616 PRAIRIE ST
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1617 PRAIRIE ST
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City of Grinnell
520 4th Ave
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1622 PRAIRIE
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520 4th Ave
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1623 PRAIRIE ST
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520 4th Ave
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1629 PRAIRIE
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City of Grinnell
520 4th Ave
Grinnell, IA 50112

1705 PRAIRIE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
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1710 PRAIRIE ST
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City of Grinnell
520 4th Ave
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1711 PRAIRIE ST
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520 4th Ave
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1711 SUNSET
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1716 PRAIRIE
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1717 SUNSET ST
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1804 PRINCE ST
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1804 STOECKER
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1811 SUNSET ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

4815 50TH ST
SEARSBORO IA 50242

City of Grinnell
520 4th Ave
Grinnell, IA 50112

625 BROAD ST WS 304
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

631 JERLYNN AVE
DES MOINES IA 50313

City of Grinnell
520 4th Ave
Grinnell, IA 50112

831 1/2 MAIN ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

93 13TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

98 11TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

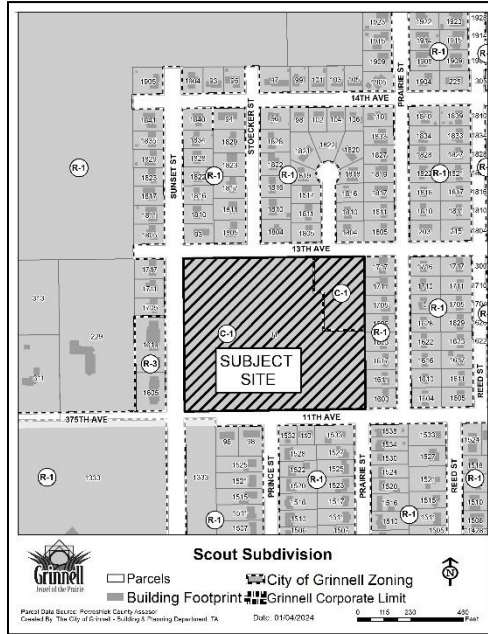
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Review and make a recommendation to City Council for the Scout Subdivision Preliminary and Final Plat, as well as rezoning of the entire property and potentially creating an overlay zoning district.

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.



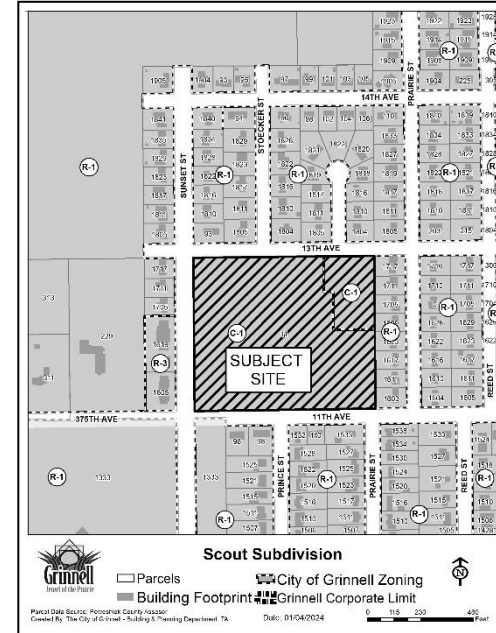
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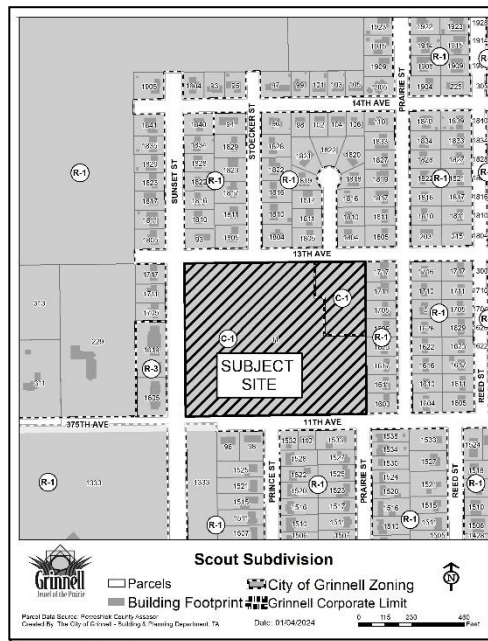
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