

MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chair Adelberg called the Planning and Zoning Commission to order at 7:00pm on April 11, 2023

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

Others in attendance: Tyler Avis, Chad Beck, Scott German, Rodney & Corey Innis, Paul & Marjorie Christinson, Brian & Nancy Heineman, Caleb Smith, Julie Davis, Jo Wray

APPROVAL OF MINUTES From January 10, 2023: Duke moved to approve the minutes; Karjalahti seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: Duke moved to approve the minutes; Karjalahti seconded the motion. The minutes were approved unanimously.

COMMUNICATIONS: Avis indicated he hadn't heard from anyone regarding this matter.

NEW BUSINESS:

1. Review the Stella Ridge Preliminary Plat, which consists of converting a single parcel at 11 11th Avenue into 40 separate properties and classifying this area as a Planned Urban Development, The PZC will review the Plat and make a recommendation to City Council.

Avis explained that the role of the PZC is to ensure that the plat meets the City Regulations for a preliminary plat, and if there are any changes that need to be made it is the PZC duty to address those and in making their recommendation either for or against to City Council. He identified the reasoning for why there is a cul-de-sac, and explained that the project initially was proposed to be two 24-unit apartment buildings, but because of the market and Grinnell's current housing needs, Hubbell has decided to construct 18 single-family detached ranch homes along 11th and on the Southern half of this property along Sunset St. Avis explained that there are 40 total lots, 39 of them being available for development as one is specifically for stormwater retention. Avis explained that city staff has worked with the developer to get the preliminary plat to this point and is very close to meeting all the required specifications, there are just a limited number of miniscule details that needs to be confirmed with them, but those items would not limit this from moving forward as it is currently proposed.

Duke asked if the developer has objected to meeting the criteria still needing to be addressed.

Avis explained that there should be no conflicts caused because of these items.

Chad Beck asked what the sizing of the lots are on the plat.

Avis explained that the smaller lots on the south portion of the plat are all generally around 52-foot wide, and the larger ones are mostly 90-foot wide. The size of the smaller lots are 7,000 sq ft, and the larger all roughly 1/3 of an acre.

Adelberg requested to see what the houses may look like as well as how they would sit on the lot.

Avis explained how the side yard setbacks work, and that because a side-yard of 8 feet is required for each dwelling, there would be at least 16-feet between the exterior walls from one dwelling to the next. Avis also explained that all dwellings do have to meet the setback requirements for front, side, and rear yards, and the PUD designation does not remove that regulation.

Karjalahti asked if there will be a Homeowner's Association created.

Avis explained that at this time there is no HOA planned to be created.

Karjalahti asked if there was a reason for the R-2 designation.

Avis explained that it would allow for duplexes to be constructed and that a potential additional developer has inquired about constructing a number of duplexes on the site.

Karjalahti explained that it may be best to rezone the property for what the current plat appears to comprise of, seemingly single-family homes, vs something that may not come to fruition.

Smith explained that lots 1-18 are those that Hubbell intends to construct, and the remaining lots are those that the City will retain ownership of and that down the road two-family structures may seem reasonable.

Karjalahti wondered if the change in lot width to request the PUD can be done with a R-1 Zoning designation.

Avis explained that is possible, and that the reasoning staff had indicated the proposed change to R-2 was because of a recent discussion with an individual named Joseph Mitchell and City Council who is interested to submit an application to the Iowa Economic Development Authority to seek a grant to construct duplexes. He then explained that it may be best to vote on the preliminary plat recommendation to City Council before getting too deep into the rezoning discussion.

Duke made a motion to recommend approval of the Stella Ridge Preliminary Plat to City Council. Motta seconded the motion. Roll call votes were as follows:

Adelberg __Yes__, Duke __Yes__, Karjalahti __Yes__, Baumann __Yes__,
Motta __Yes__.

2. In addition to reviewing the Stella Ridge Preliminary Plat, the PZC will discuss and make a recommendation to City Council for rezoning all associated property within this development to R-2: Two-Family Residential.

Avis explained that Hubbell is looking to primarily do single-family dwelling construction along 11th and Sunset as shown and that there have been discussions with another potential developer for building duplexes, but he does have to get additional funding from the IEDA to move forward with that.

Adelberg explained that almost everything surrounding this property is R-1 and single-family, with the exception of the apartments across the street at the southwest corner. She asked if any of the residents have given feedback on the potential R-2 rezoning.

Avis explained that he didn't hear back from anyone but there are quite a few people in the room in the surrounding neighborhood.

Heineman asked if duplexes were built if that would change the size of the lots shown.

Avis explained that the lots as shown are large enough for duplexes to be constructed.

Heineman asked if the cul-de-sac could be eliminated and a full drive be installed.

Smith explained that they looked at many different options and when considering how many lots could be implemented for minimal infrastructure costs this plan fit the best to achieve that. He also addressed how the site would be graded to allow for sidewalks to be constructed as well as easier access for the future homes to be built.

Christinson explained that she wants to be ensured that this project won't create potential water drainage issues.

Avis explained that there will be on site detention basins and that an engineered plan for storm water management has been completed and is currently being reviewed by the City Engineer.

Innis also said that they wanted to be sure this wouldn't stress the existing infrastructure for sewer.

Avis explained that the infrastructure will be sized per city specifications and the existing infrastructure should have no issue with carrying the additional load that will be added because of this property being developed.

Davis explained that no action has been taken by City Council for the potential Joseph Mitchell duplex project, and was curious to know if the PZC chose to make a recommendation to rezone to R-1, could an individual lot of a few lots be looked at to be changed to R-2.

Avis explained that the 2004 Comprehensive Plan did state that spot zoning could have benefits, and that it is possible that single parcels could be zoned differently to allow increased density.

Karjalahti wondered if it would be possible to allow multiple dwellings on the same lot.

Avis explained that would require R-3: Multi-Residential, to be permitted as that is the zoning district which allows multiple dwellings to be located upon a single property.

Karjalahti asked if the sw corner of this site may be beneficial to be rezoned to allow increased density.

Avis explained it is truly the PZC's decision on how the recommendation made to City Council is made.

Wray further detailed there was no action taken by City Council on the proposal by Mr. Mitchell, and that the neighbors of this area she has spoken to would like the single-family residential feel to remain vs allowing duplexes.

Avis explained that he didn't intend to make it seem as if there was an agreement in place with Mr. Mitchell and apologized if it came out that way in his initial explanation. He continued to explain that no additional conversations have been had with Mr. Mitchell on advancing that project, and that if the PZC feels it is in the best interest of the neighborhood based on the conversations with the individuals present that rezoning the property to R-1 is the most beneficial then that is what this process aims to help identify.

German asked if there is a stipulation that if there were duplexes placed upon the lot, if they weren't allowed to be rented and had to be owner occupied.

Wray explained that she believed that as part of the sale of the property from the School to the City, all the covenants were lifted.

Davis stated she did ask Mr. Mitchell how many of these developments he has done previously were rentals, and she stated that it was explained to her that he believed they may become rentals if they do not sell.

German asked why Mr. Mitchell only wanted 10 and not all of them.

Avis explained that as part of the potential application Mr. Mitchell may make to the State for grant funding that they must show a project will be viable and successful and that 8-10 is the number he believed would be able to achieve that.

Karjalahti expressed that he believes that Mr. Mitchell does unfortunately have a limited amount of experience in being a developer, and that this Grinnell project would be larger than any he has previously completed.

Motta stated that since the single-family development is what is before us, then he believed that the rezoning should be R-1.

Baumann agreed that it seemed as if R-1 would be the most appropriate.

Karjalahti made a motion that all area defined within the Stella Ridge Preliminary Plat, be rezoned to R-1: Single-Family Residential. Motta seconded the motion. The roll call vote was as follows:

Adelberg Yes, Duke Yes, Karjalahti Yes, Baumann Yes,
Motta Yes, Stutz Yes.

Innis expressed that he hopes some traffic studies will be done in the coming future to address people speeding as they enter Grinnell coming from the west as speeding is an issue they witness frequently.

3. The PZC will also review the potential creation of the Stella Ridge Overlay Zoning District, which could create covenants which would apply to property within the Stella Ridge Planned Urban Development.

Avis explained that these proposed regulations are the culmination of reviewing many new covenants from subdivisions in the Des Moines Metro. He explained they do mimic covenants from what most would believe would be from a Homeowners Association, but these instead would be applied and enforced by the creation of a zoning district that would specifically only apply to the property within the Stella Ridge Subdivision. He explained that it is entirely up to the PZC to determine whether or not to make a recommendation to City Council to move forward with the proposal.

Duke asked if these requirements would require all of the houses to look the same.

Avis explained that they may be similar, but this would not require them to all appear the exact same color, and there is no requirement that they do need to be different from one another.

Karjalahti inquired if this could make it difficult for a developer based on materials.

Smith stated that these requirements are very close to the covenants they would require and sees no issue with them as written. He also explained that their plan for each dwelling being built would have some variation so that they aren't all the same cookie cutter style in both the exterior design and color scheme.

Beck stated one thing he found that may be an issue is with the 'two-car garage' requirement, as he believes the sizing of that would generally be 24x24, and as proposed it appeared that 19x19 was being considered. He stated that because of the size of the dwelling and on a slab that a larger garage may be a better solution.

Davis asked if a shed would have to be on a concrete pad and mirror the dwelling.

Avis explained that as the regulations are written they would be required to.

Adelberg asked if changes could be made to these requirements if they were approved.

Avis explained that because it would be a zoning district, the Board of Adjustment would have the ability to review variances of these regulations.

Motta explained that he personally doesn't feel that these regulations would be necessary based on how some of the newer developments in Grinnell have been constructed and it hasn't been needed.

Karjalahti thought this these regulations could be useful for the next wave of Grinnell's population as it keeps things simple, and makes a lot of sense for the smaller lots. For the custom homes, he thought that people will likely want a shed and there are a lot of pieces to that, and it may be best for City Council to make the final decision on that..

Duke asked who would enforce these regulations.

Avis explained it would be the building and planning director.

Baumann made a motion to recommend the creation of the Stella Ridge Overlay Zoning District, which could create covenants which would apply to property within the Stella Ridge Planned Urban Development. Duke seconded the motion. The roll call vote was as follows:

Adelberg Yes, Duke Yes, Karjalahti Yes, Baumann Yes,
Motta Yes, Briscoe No.

ADJOURN: Duke moved that the meeting be adjourned. Karjalahti seconded the motion. Motion passed unanimously. Meeting was adjourned at 8:09 p.m.



SECRETARY