



CLIVE PLANNING & ZONING COMMISSION

**AGENDA, REGULAR MEETING
1900 NW 114th Street
May 5, 2026 5:30 PM**

This meeting will be conducted in-person in the Council Chambers and virtually via Zoom platform. To participate virtually use the following link:

<https://us06web.zoom.us/j/81557395531>

Call to Order/Roll Call

Action Items

1. Approve Meeting Minutes - 04/07/2026
2. Site Plan Amendment - Genesis Health Club - 10930 Hickman Road

Presentation and Discussion

Staff Report

Adjournment



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: May 5, 2026

RE: Approve Meeting Minutes - 04/07/2026

Staff recommends approval of the April 7, 2026 meeting minutes.

Attachments:

1. PZ Minutes 04072026

**CLIVE PLANNING & ZONING COMMISSION MEETING MINUTES
REGULAR MEETING
APRIL 7, 2026
COUNCIL CHAMBERS**

Call to Order/Roll Call

Action Items

1. Approve Meeting Minutes - 03/03/2026
Julie Correa moved approval, seconded by Lindsay Brandon.
Roll Call: Ayes: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz. Nays: None. Abstained: Julie Correa.
Motion Passed.
2. Site Plan Amendment- Parrish Funeral Services -2024 NW 92nd Court
Purvis presented the request for exterior modifications at 2024 NW 92nd Court. Lindsay Struecker, Construction Professionals on behalf of Parrish Funeral Services, attended the meeting via Zoom. The Commission generally discussed accessible parking updates, the capacity of the "witnessing room" for cremation viewing, parking availability, bollards near the proposed mechanical air uptake unit, and the flue height.

Julie Correa moved approval, seconded by Milagros Ortiz.
Roll Call: Ayes: Michael Alowitz, Marcia Hunter, Jeffrey Anderzhon, Lindsay Brandon, Milagros Ortiz, Julie Correa. Nays: None. Abstained: None.
Motion Passed.

Staff Report

Grutzmacher and Purvis presented an update on current projects to the Commission.

Adjournment

Being no further business, the meeting was adjourned at 06:00 PM.



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: May 5, 2026

RE: Site Plan Amendment - Genesis Health Club - 10930 Hickman Road

GENERAL INFORMATION

Applicant: Hanney & Associates, on behalf of Genesis Health Club

Requested Action: Approval of Site Plan Amendment STP26-000007

Location: 10930 Hickman Road

Lot 16, Interstate Investment Subdivision

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	Fitness center	Commercial - Retail / Services	C-2
North	Commercial retail and services Institutional (Living History Farms)	N/A - Urbandale	N/A - Urbandale
East	Commercial - Retail / Services	Commercial - Retail / Services	C-2
South	Vacant	Commercial - Retail / Services Institutional (Public Works facility)	M-1
West	Commercial - Retail / Services Multi-family	Commercial - Retail / Services	PUD

CASE HISTORY

1973 - Site Plan and Building Permit #1202 approved for Des Moines Racquet Club

1976 - Site Plan Amendment for parking lot expansion approved, Building Addition Permit #1939 as shown on original site plan

1991 - Site Plan Amendment for parking lot expansion approved and Remodel Permit #6204

1992 - Site Plan Amendment for parking lot expansion approved, never constructed

1994 - Remodel Permit #7476 and #7551

1996 - Site Plan Amendment for parking lot expansion approved

1998 - Site Plan Amendment for outdoor swimming pool, never constructed

2001 - Site Plan Amendment and Building Permit #2569 for dome to enclose outdoor tennis courts

2002 - Remodel Permit #0237

2006 - Variance #06-1027 granted for parking lot setback and Site Plan Amendment for parking lot expansion approved

2020 - Variance #20-1025 granted related to signs

2024 - Interior Demolition Permit #DMO24-000009 and Notice of Violation due to site condition

2025 - Administratively approved Site Plan Amendment for siding color and landscaping compliance and Remodel Permit #RML25-000011

BACKGROUND

Genesis Health Club is an approximately 87,000 square foot fitness facility that was originally constructed in the 1970s and has undergone various remodels and additions. The property was originally constructed for the Des Moines Racquet Club and previously operated as Aspen Fitness until Genesis Health Clubs acquired the property in 2020. Staff have worked with the current owner over the past few years to complete renovations to the building interior, as well as address site compliance and nuisance conditions. Genesis completed removal and replacement of the site landscaping that had been severely impacted by Emerald Ash borer. Staff is continuing to work with Genesis Health Club on other outstanding site items, primarily related to parking lot condition and storm sewer.

ANALYSIS

The requested amendment is related to staining the color of brick on the building. The property owner desires to alter the color of the brick to a modern grey shade. The proposed stain product maintains the visual texture and natural variations of the brick and grout. Staff administratively approved painting the siding a neutral grey from its former mustard yellow in 2025.

In most circumstances, staff are not supportive of painting or staining masonry or brick materials with a latex or acrylic product due to concerns with trapped moisture, lifespan, and increased property maintenance needs. The architect worked with staff to find a true penetrating stain product that causes a chemical reaction to alter the color of the existing brick. The types of stain products that cause a chemical reaction (nano-pigment-based stains or mineral/silicate-based stains) do not seal the brick or masonry surface, which allow the material to breathe, addressing a primary concern with latex or acrylic applications. Since these chemical bonded stain products penetrate the pores of the masonry, they do not flake or peel. Chemical bonded stains are UV resistant and have a life expectancy of around 30 years, compared to the approximate 7-year life expectancy of a properly applied latex or acrylic product.

PUBLIC COMMENT

Notice was sent to the surrounding property owners within 310-feet of the subject site on April 23, 2026. To date, staff has not received any inquiries.

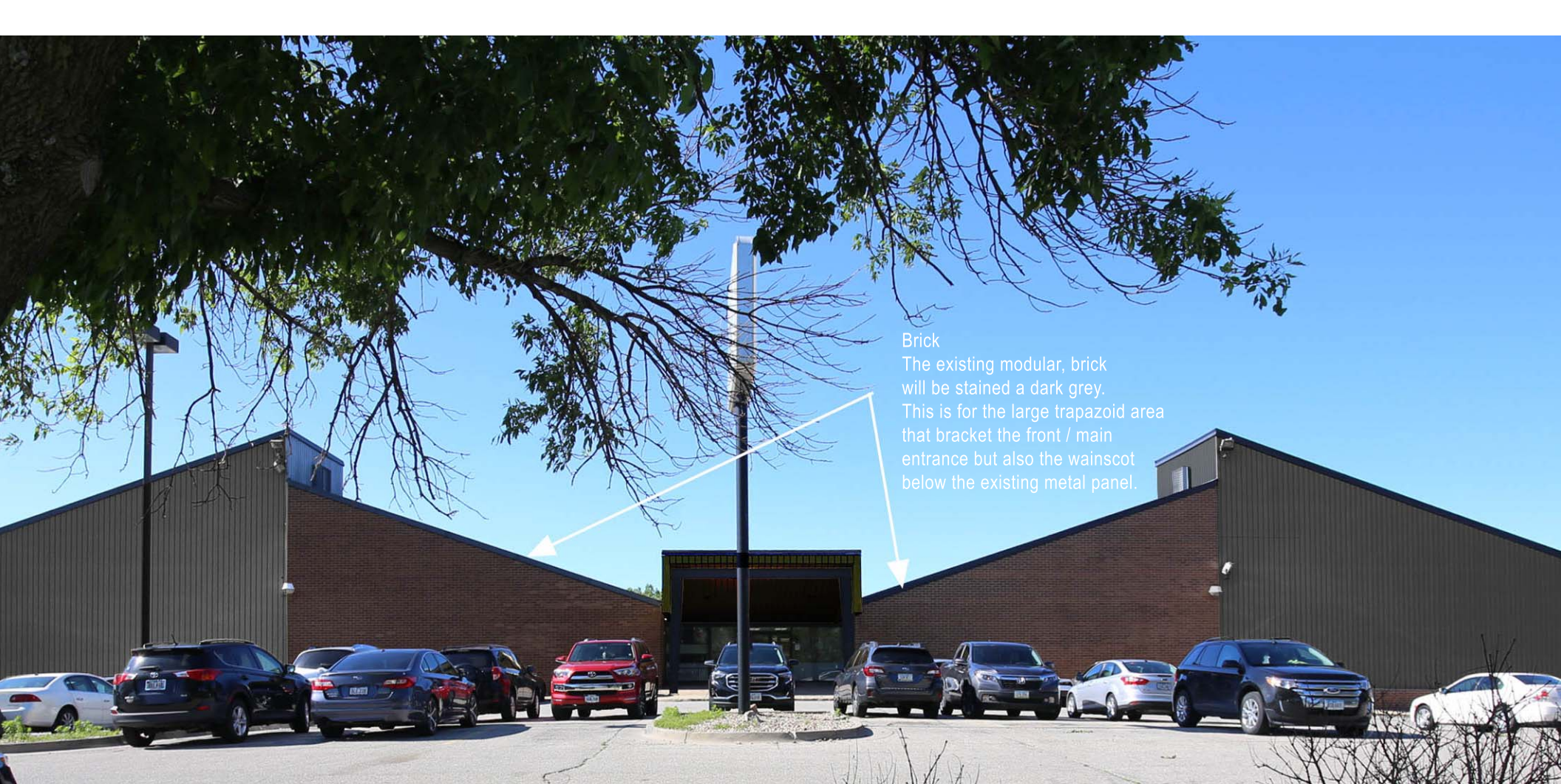
STAFF RECOMMENDATION

Staff recommends approval of the site plan amendment.

Attachments:

- 1. Site Plan Amendment
- 2. Photos

3. Stain Product Information
4. Notice Letter and Mail Labels



Brick
 The existing modular, brick will be stained a dark grey. This is for the large trapezoid area that bracket the front / main entrance but also the wainscot below the existing metal panel.



Existing Brick

Brick Stain Mockup

10
GENESIS - HICKMAN

March 23, 2026

The stain coating keeps the texture of the brick and grout. Color variations in the brick are translate through the stain. The stain penetrates the brick and permanently changes the color.

10930 Hickman Road photos



April 20, 2024

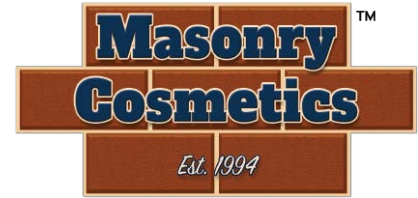


March 8, 2026

PRODUCT INFORMATION SHEET

Masonry Cosmetic's Pigment Concentrate

masonry staining product



3210 Sugar Maple Business Court South
Bend IN 46628. (888) 698-8705 Fax: (574)
234-2240 www.masonrycosmetics.com
info@masonrycosmetics.com

FOR ALL SURFACES:

Create a test area by following the General Application Instructions. Additional coats can be applied if needed.

For Porous Surfaces:

Pigment will absorb quickly and drying time may vary between 5 and 10 minutes depending on outside temperature.

For Smooth Surfaces:

Pigment will not absorb as quickly and drying time may vary between 15 minutes and 2 hours depending on outside temperature.

Cold Weather Application

DO NOT apply pigment below 40° F or if the temperature is expected to drop below 32° within a 24-hour period. Do not apply if the surface temperature is below 40° F.

WARRANTY

Masonry Cosmetics Inc. warrants its unique and proprietary products to be of the highest quality that will not peel, fade, crack, blister or seal the surface. Since application of the product is crucial and beyond the control of Masonry Cosmetics Inc., no warranty will be made on self-application. A refund of the purchase price or replacement of product constitutes the limit of our liability. If we apply pigments, a Lifetime Warranty will be given on most projects (mortar not included).

PRODUCT DESCRIPTION:

Masonry Cosmetics Inc's Pigment Concentrate is a unique and proprietary stain that consists of mineral oxides that absorb into the pore structure of most masonry surfaces and then bonds with the surface, resulting in a transformation of the appearance of the masonry surface to another shade of color without sealing the surface or leaving a shine.

USAGE:

Brick
Mortar
Block
Cast Stone
Manufactured Stone
Natural Stone
Limestone
Concrete Pavers

APPLICATION:

General Applications Instructions:

Surfaces must be:

- "clean" - properly washed down and PH neutralized
- "dry" - fully cured
- "warm" - at a minimum temperature of 40° F or higher

STORAGE & HANDLING:

Store pigment in cool dry area.

APPLICATION:

1. Remove any coatings or substances that may prevent penetration of the pigment (e.g. sealers, dirt, surface oil, tar, paint)
2. Create a formula of color and add water. Stain a small test area and adjust colors as needed.
3. Apply with a brush
4. Wipe any run down with damp cloth
5. Complete drying is critical for the chemical bonding process to occur.
6. Additional applications can be added if needed to reach desired color.

DISPOSAL:

Dilute with water and dispose of away from concrete or asphalt to avoid staining surfaces. Continue to rinse with water until cup and brush runs clear. (Our products are environmentally friendly.)

MAINTENANCE & CLEANING

No Maintenance is needed. Any cleaning chemical should be limited to water and no pressure washing should be allowed.

Caution: Avoid contact with eyes. In case of contact, flush with plenty of water. In case of persistent irritation, contact a physician.



April 23, 2026

Re: 10930 HICKMAN RD - facade modifications

Dear Property Owner:

Hanney and Associates Architects, on behalf of Genesis Health Clubs, has submitted a Site Plan Amendment to the City of Clive to update the building facade by staining the brick located at 10930 Hickman Road.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., May 05, 2026. You may attend this meeting in person in the City Council Chambers, 1900 NW 114th Street, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's meeting portal at <https://cliveia.portal.civicclerk.com/>.

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on May 14, 2026, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's meeting portal at <https://cliveia.portal.civicclerk.com/>.

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

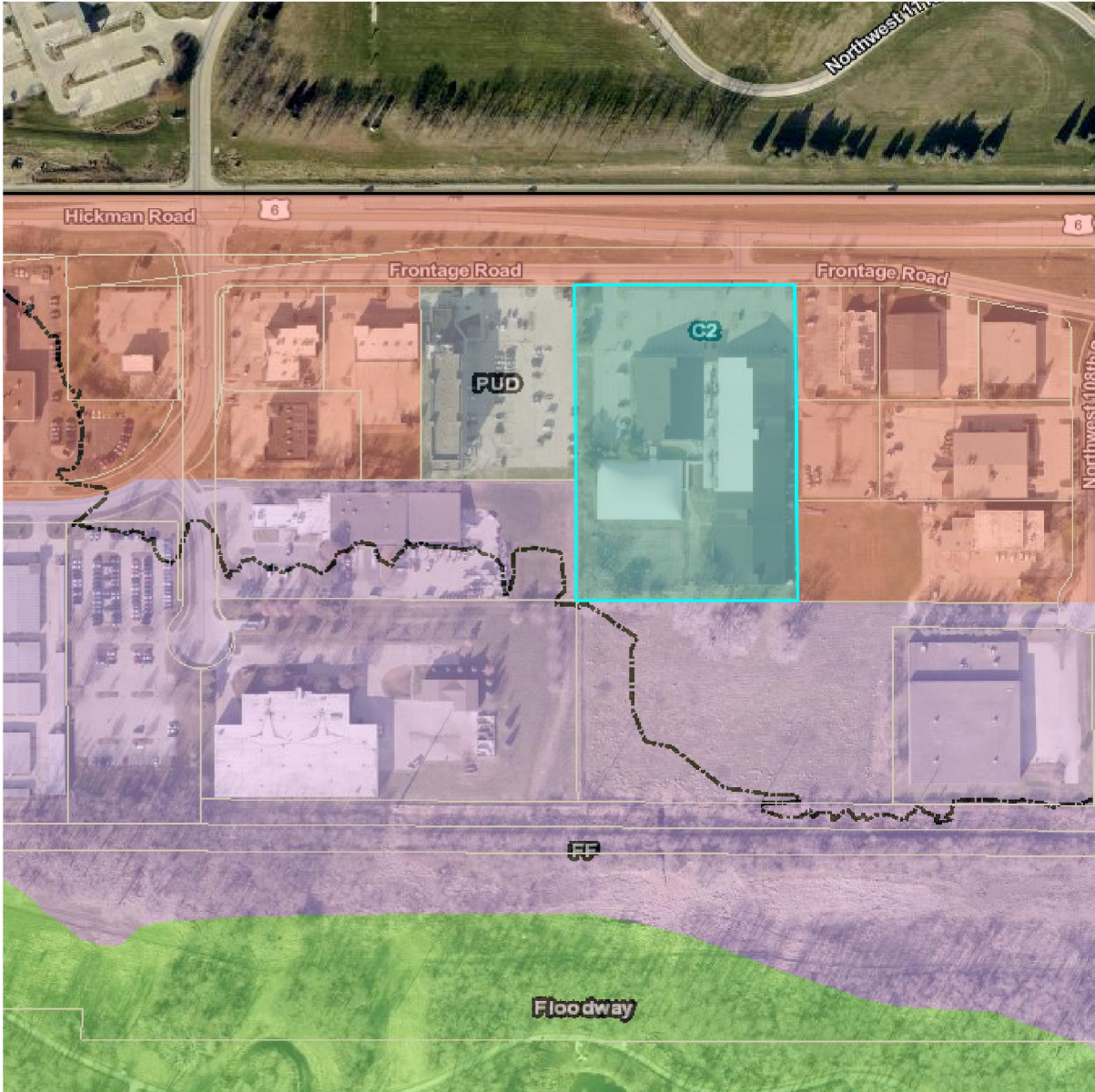
Sincerely,

A handwritten signature in dark ink that reads "Amanda Grutzmacher".

Amanda Grutzmacher

AGRUTZMACHER@CITYOFCLIVE.COM

LOCATION MAP



CCT INVESTMENTS LLC
11015 BELL OAKS ESTATE RD
EDEN PRAIRIE, MN 55347-5253

THE MCCOY AT 8035 LLC
28445 GRANITE CT
ADEL, IA 50003-4486

GENESIS HEALTH CLUBS HICKMAN LLC
6100 E CENTRAL AVE STE 3
WICHITA, KS 67208-4236

11140 HICKMAN LLC
2400 86TH ST STE 24
DES MOINES, IA 50322-4306

JDS REAL ESTATE INVESTMENTS LLC
2775 86TH ST
URBANDALE, IA 50322-4336

98 INVESTMENTS LLC
6750 WESTOWN PKWY STE 200
WEST DES MOINES, IA 50266-7717

WALNUT CREEK REALTY INC
PO BOX 200532
DENVER, CO 80220-0532

DCJC LLC
201 GRAND AVE UNIT 209
DES MOINES, IA 50309-1721

PARKS, MARY ANN
38 S THURLOW ST
HINSDALE, IL 60521-3121

LIVING HISTORY FARMS FOUNDATION
2600 111TH ST
URBANDALE, IA 50322-3724