



PLANNING & ZONING COMMISSION

City of Johnston
 6221 Merle Hay Road, Johnston, IA 50131

Minutes
 Regular Meeting: Monday, February 25, 2008

AGENDA:

1. Call to Order

Robertson called the meeting to order at 7:01 p.m.

2. Roll Call

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
Present	X	X	X			X	
Absent				X	X		X

City Staff Present: Aaron Wolfe, Deb Schiel-Larson, David Wilwerding

3. Approval of Agenda

Motion by Petersma seconded by Robertson to approve the agenda.

Voice Vote:

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
Aye	X	X	X			X	
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular meeting of February 11, 2008

Motion by Temple seconded by Petersma to approve the minutes of the regular meeting of February 11, 2008.

Voice Vote:

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
Aye	X	X	X			X	
Nay							
Abstain							

5. PZ Case No. 08-06; Waterford Townhomes Amended Site Plan; The applicant, Civil Engineering Consultants is proposing an amended site plan for the subject property. The subject property is located north of NW 62nd Avenue and west of John Deer Credit and is zoned R-3 Medium Density Residential.

Deb Schiel-Larson, Planner II, presented the staff report.

Petersma inquired about the reasoning for the applicants wanting to get rid of the sidewalk.

Jerry Oliver, Civil Engineering Consultants, 2400 86th Street, Urbandale, representing the property owners within the development, responded indicating the residents don't feel there is a need for the sidewalk and it reduces the amount of green space in front of the units.

Robertson opened the public comment period at 7:10 p.m.

Don Beal, Beal Development Corporation, introduced himself to the Commission as the new developer of the Waterford Townhomes property and indicated his willingness to answer any questions from the Commission.

Petersma inquired about the timing of Phase 2 of the development on the north side of the pond.

Beal responded that there were no plans to develop Phase 2 at this time.

Robertson closed the public comment period at 7:12 p.m.

Motion by Wiskirchen seconded by Temple to approve PZ Case No. 08-06, the Amended Site Plans for Waterford Townhomes with the following Conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. Sheet 4, Amended Landscape Plan (dated December 13, 2007) shall be approved.
3. Waterford Townhomes shall provide city staff with a copy of the recorded easement for the recreational trail.
4. Installation of plant material proposed in the easement area by Waterford Townhomes for the recreational trail will be coordinated with the City of Johnston's installation of the trail.

Roll Call Vote:

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
Aye	X	X	X			X	
Nay							
Abstain							

6. PZ Case No. 08-02; Green Meadows West Commercial Plat 2 Final Plat; The applicant, Ryan Companies US, is proposing to subdivide a 7.26 acre lot into two office/commercial lots. The subject property is located south of NW 62nd Avenue, west of Crescent Chase and north of Stonepointe Townhomes and is zoned PUD Planned Unit Development. [see agenda item #7]

Aaron Wolfe, Senior Planner, presented the staff report.

Motion by Petersma seconded by Wiskirchen to approve P&Z Case No. 08-02, Final Plat Green Meadows West Commercial Plat 2, with the following Conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

Roll Call Vote:

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
Aye	X	X	X			X	
Nay							
Abstain							

7. PZ Case No. 08-01; Pioneer Office Building Site Plan, 8850 NW 62nd Ave; The applicant, Ryan Companies US, is proposing to construct a 41,080 square foot single-story office building on Lot 1 of Green Meadows West Commercial Plat 2. The subject property is located south of NW 62nd Avenue, west of Crescent Chase and north of Stonepointe Townhomes and is zoned PUD Planned Unit Development. [see agenda item #6].

Aaron Wolfe, Senior Planner, presented the staff report.

Temple asked for further clarification of the architectural materials.

Doug Dieck, Ryan Companies, 1501 15th Street, West Des Moines, introduced Kevin Conn, OPN Architects, 100 Court Avenue, Des Moines. Conn indicated that the architecture will be painted concrete panels on the east, west and south sides and primarily brick on the north sides.

Robertson opened the meeting for public comments at 7:20 p.m.

Willona Goers, 8701 Stonepointe, indicated she lived in Lot 32 as identified on the site plan and has the lowest townhouse; she further indicated they were very pleased that the applicants were proposing to construct the berm along the southern property line of Lot 2 to ensure the stormwater does not affect their property.

Petersma expressed concern about the traffic that would exit onto crescent chase to the east being required to pass by the front door of the building, right near the handicapped parking spots as people are leaving and entering the building. He would prefer to see a straight exit from the lot onto the exit drive. The developer responded that to do that the topography would require a very steeply inclined road that would be nearly impassable in the winter months.

Robertson closed the public comment period at 7:22 p.m.

Motion by Petersma seconded by Wiskirchen to approve PZ Case No. 08-01 a Site Plan for Pioneer Office Building in the Crescent Chase Office Park subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. No ground disturbing activity prior to issuance of a NPDES General Permit no. 2, and grading permit.
3. Cut-off light fixtures must shield the light source at an angle of 90 degrees from vertical.

Roll Call Vote:

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
Aye	X	X	X			X	
Nay							
Abstain							

8. Other Business

Wilwerding updated the Commission on the annexation and rezoning that was discussed on the February 11, 2008 agenda and gave an update on new applications.

9. Adjournment.

Robertson adjourned the meeting at 7:39 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary