



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, March 10, 2008

AGENDA:

1. Call to Order

Robertson called the meeting to order at 7:00 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, David Wilwerding, Steven Witmer

3. Approval of Agenda

Motion by Wiskirchen 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 25, 2008

Petersma explained that he had distributed copies of an amendment to page 3 of the minutes to the Commission.

Motion by Petersma to approve the amended 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. 08-03; ChildServe Child Care Center Site Plan, 5609 Greendale Road; The applicant, ChildServe Child Care Center, is proposing to remodel the playground area at the existing facility on the subject property. The property is located at the northeast corner of Pioneer Parkway and Greendale Road and is zoned PUD Planned Unit Development.

David Wilwerding presented the staff report.

Motion by Moran seconded by Robertson to approve PZ Case No. 08-03; ChildServe Child Care Center Site Plan, 5609 Greendale Road 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. Detail 7 on Sheet 6 illustrates the proposed connection to the existing storm sewer structure on private property at the SW corner of the site. Inspection by the Public Works Department will be required during construction.

Roll Call Vote:

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

6. PZ Case No. 08-04; Beaver Drive Business Park Preliminary Plat; The applicant, Ted Greedy, Greedy Investments, is proposing to subdivide a 16.3 acre parcel into 9 lots. The subject property is zoned M-1 Light Industrial District and is located at the northwest corner of NW Beaver Drive and NW 57th Avenue.

Aaron Wolfe presented the staff report.

Robertson asked who will maintain the proposed fence. Wolfe explained that the individual lot owners would be responsible for maintaining it. Moran asked if areas located on the outside of the fence would also be maintained. Wilwerding replied yes, property owners are required to install a gate if necessary to access any areas of their properties outside a fence.

Motion by Wiskirchen seconded by Moran to approve PZ Case No. 08-04; Beaver Drive Business Park Preliminary Plat; 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. Defer sidewalk installation along NW 57th Avenue and NW Beaver Drive until otherwise directed by the City Council. At such direction by the Council, the improvements shall be constructed within a reasonable period of time at the sole expense of each respective property owner.

3. A 50' buffer and 6' privacy fence shall be installed on the west subdivision border in lieu of a 60' buffer as required by ordinance. The additional installation of a privacy fence affords the applicant a reduction in required shrubs within the west buffer area from 97 as required, to 27 as proposed on the preliminary plat planting schedule.
4. Pursuant to Chapter 180.42 of the Subdivision Regulations and the traffic impact study prepared by Engineering Alliance, Inc. and dated May 31, 2007, the applicant shall be responsible for their share of improvements to NW Beaver Drive to improve the roadway to a collector standard. Prior to the City Council approval of a final plat for the subject property the applicants shall enter into a development agreement with the City and provide the appropriate performance bond or payment in the amount determined by the City pursuant to established policies. Pursuant to the Developer's request, the burden of this requirement shall be borne by Lots 1, 2 and 4 as shown on the proposed Preliminary Plat.
5. Pursuant to Chapter 180.42 of the Subdivision Regulations and the traffic impact study prepared by Engineering Alliance, Inc. and dated May 31, 2007, the applicant shall be responsible for their share of improvements to NW 57th Avenue. Prior to the City Council approval of a final plat for the subject property the applicants shall provide a Petition and Waiver agreeing to future assessments for these improvements. Said Petition and Waiver shall the cost of the assessments equally onto Lots 3, and 5 to 9 of the proposed Preliminary Plat.

The following plat changes must be made prior to approval of construction plans for public improvements:

6. The Private road shall intersect with NW Beaver Drive at a 90° angle to facilitate a safe vehicle ingress/egress.
7. A retaining wall is illustrated in the storm sewer easement on the north edge of lots 1 and 2. The retaining wall shall be removed from the easement area.
8. The preliminary plat indicates three evergreens placed in the 15' trail easement on lot 6. These evergreens shall not be located in the trail easement.
9. Indicate the book and page number of the sanitary sewer easement which runs along NW Beaver Drive. The book and page number of this easement and all other existing easements shall be indicated on the first page of the preliminary plat.
10. Fire hydrants located on the south side of the private road are located outside of the public water main easement. This easement must be expanded to include said hydrants.

Roll Call Vote:

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

7. **PZ Case No. 08-05; 5750 NW Beaver Drive (Lot 2 Beaver Drive Business Park) Site Plan;** The applicant, Ted Greedy, Greedy Investments, is proposing to construct a 22,517 square foot building on the subject property. The proposed structure will house a machine shop, with additional "flex space" for office and/or warehousing uses. The subject property is zoned M-1 Light Industrial District and is located within the proposed Beaver Drive Business Park (see agenda item #5).

Aaron Wolfe presented the staff report.

Robertson asked about the percentage of permanent materials. Wolfe explained that at the time that staff had a development review meeting with the applicant, the percentages of permanent materials were not shown on the elevation.

Petersma asked if the elevations were shown correctly as it appears that the overhead doors will face NW Beaver Drive. Ted Greedy, Greedy Investments, 6230 NW Beaver Drive, explained that this is the second lot in from NW Beaver Drive and another building will be constructed on the lot adjacent to the lot adjacent to NW Beaver Drive that will screen the overhead doors from NW Beaver Drive. This adjacent building would have loading docks on the west side and so there would be a common drive and loading area between the two.

Greedy commented that he has been out of town and was not aware of the brick requirement until just before the meeting. He is willing to comply with the ordinance if necessary but noted that it will involve some additional expense as he has already ordered the building and there will be additional expense involved in requesting a change.

Discussion followed regarding permanent materials. Wilwerding noted that the ordinance does allow the Commission to make exceptions on a case-by-case basis provided that the building doesn't detract from the character of surrounding area.

Moran asked about the fence around the stormwater management areas. Mark McMurphy, Abaci Consulting, 101 North Circle Drive, Grimes, explained that the city has a new stormwater ordinance. What is proposed creates an area that will be four or five feet of standing water and so they will treat it like a swimming pool and install a six foot non-climbable fence around it for safety. McMurphy explained the design of the stormwater management areas.

Wilwerding commended McMurphy for his addressing of stormwater issues and noted that what is proposed exceeds the current city requirements.

Motion by Petersma seconded by Moran to approve PZ Case No. 08-05; 5750 NW Beaver Drive (Lot 2 Beaver Drive Business Park) Site Plan; with 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. The proposed architecture of the building including 14.7% masonry on the west building elevation is acceptable due to the ultimate development of the adjacent lot, effectively screening the view of the proposed structure from the public road.

The site plans shall be amended and the following items shall be completed prior to the issuance of a building permit:

1. Applicant must submit a photometric plan and supporting documents to certify the site meets City of Johnston guidelines for site illumination as established in Resolution No. 99-56.
2. Rectify open space planting schedule to reflect proper height of evergreen trees (6' in lieu of 5').
3. Rectify buffer planting list to include at least 1 overstory tree and 10 shrubs in the buffer area.

4. Calculations showing amount of open space provided shall appear on the site plan to verify compliance with open space requirements.
5. HVAC equipment shall be indicated on the site plan and elevation drawings. HVAC equipment placed upon the roof of the structure must be screened from view.
6. In addition to the percentage of materials utilized, the elevation drawings shall include wall area calculations for each type of material.

Roll Call Vote:

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

- 8. PZ Case No. 07-41; Ridgeview Estates Amended Preliminary Plat;** The applicant, D&E Properties, is proposing to subdivide a 13.863 acre parcel into 6 single family residential lots. The subject property is zoned R-1(100) Single Family Residential and is located on the west side of NW 86th Street south of Little Beaver Creek. The amended plan removes a crossing of a large drainageway and reconfigures lots to place the floodplain areas into unbuildable outlots.

David Wilwerding presented the staff report.

Robertson asked about maintenance of the outlots. Tom Dean, D&E Properties, 7334 NW 86th Street, explained that D&E Properties will continue to own and maintain them.

Motion by Wiskirchen seconded by Petersma to approve PZ Case No. 07-41; Ridgeview Estates Amended Preliminary Plat; 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.
3. A Storm Water Pollution Prevention Plan, Grading Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
4. Defer sidewalk installation along NW 86th Street and along Ridgview Court adjacent to Outlot Y until otherwise directed by the City Council. At such direction by the Council, the improvements shall be constructed within a reasonable period of time at the sole expense of each respective property owner.
5. Final review of the location of the water, sewer and storm sewer mains and the spacing of the fire hydrants will be completed with the review of the Construction Plans.
6. The applicants shall improve to a collector standard NW 86th Street adjacent to the site to provide adequate public streets to the proposed development. As this development only has outlots fronting onto NW 86th Street, this requirement shall be deferred until redevelopment/replatting of Outlot Y and Z.

7. This site is within the Northwest Area Sanitary Sewer Connection District, and is required to pay the acreage fee and the frontage fee for 375 lineal feet, payment of said fees is required prior to City Council approval of the final plat(s).
8. A cash contribution is an acceptable alternative to the dedication of the required 0.0894 acres of public parkland that is required. Consistent with past precedent, the cash contribution shall be \$28,000 per acre or \$2,503 for the plat. The approval of the Preliminary Plat is subject to the developer's execution of a development agreement prior to the City Council's approval of the Final Plat.
9. NW Ridgeview Court shall be renamed to avoid conflicting with the existing Ridgeview Drive.

Roll Call Vote:

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

9. Other Business

Wilwerding advised that the John Deere Credit site plan has been received and being reviewed by staff. It will likely be on the next meeting agenda.

Wilwerding updated the commission regarding the Crosshaven PUD.

10. Adjournment.

Robertson adjourned the meeting at 7:48 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary