



**PLANNING & ZONING COMMISSION**

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

Minutes  
 Special Meeting: Thursday, April 3, 2008

**AGENDA:**

**1. Call to Order**

Robertson called the meeting to order at 6:35 p.m.

**2. Roll Call**

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
<b>Present</b>	X	X	X	X	X		
<b>Absent</b>						X	X

**City Staff Present:** Aaron Wolfe, Steven Witmer

**3. Approval of Agenda**

Robertson called for a vote to approve the agenda for April 3, 2008.

**Voice Vote:**

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
<b>Aye</b>	X	X	X	X	X		
<b>Nay</b>							
<b>Abstain</b>							

**4. Approval of Meeting Minutes:** Regular meeting of March 10, 2008

Robertson called for a vote to approve the minutes of the regular meeting of March 10, 2008.

**Voice Vote:**

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
<b>Aye</b>	X	X	X	X	X		
<b>Nay</b>							
<b>Abstain</b>							

**5. PZ Case No. 08-07; Johnston Station Plat 3 Final Plat;** The applicant, John Deere Credit Services, Inc, is proposing to replat all of Lot 1 Johnston Station Plat 1 and all of Outlot C of

Newport Ridge Plat 3 into a single 38.702 acre lot. The subject property is zoned PC, Professional Commerce Park District and is located at the northwest corner of NW 62<sup>nd</sup> Avenue and NW 86<sup>th</sup> Street

Aaron Wolfe presented the staff report.

Temple asked for clarification of the location of the trail easement. Wolfe indicated the location on the displayed plan.

Jerry Oliver, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Urbandale, advised that he is available to answer any questions as are Mark Gullickson with Ryan Companies and Jim Meenagh with Deere Credit.

Motion by Wiskirchen seconded by Temple to approve PZ Case No. 08-07; Johnston Station Plat 3 Final 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. Applicant must furnish legal documentation dedicating Lot "A" of Johnston Station Plat 1 to the public.
4. Language must be included in the easement for the public sanitary sewer wherein the applicant will assume any and all costs associated with removing or rebuilding the retaining wall in the event of sanitary sewer maintenance.

**Roll Call Vote:**

	<b>Robertson</b>	<b>Wiskirchen</b>	<b>Temple</b>	<b>Moran</b>	<b>Schillinger</b>	<b>Petersma</b>	<b>Seel</b>
<b>Aye</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>		
<b>Nay</b>							
<b>Abstain</b>							

**6. PZ Case No. 08-08; John Deere Credit Expansion Site Plan, 6400 NW 86<sup>th</sup> Street;** The applicant, John Deere Credit Services, Inc, is proposing a 144,939 ft<sup>2</sup> office building expansion on Lot 1 of Johnston Station Plat 3. The subject property is zoned PC, Professional Commerce Park District and is located at the northwest corner of NW 62<sup>nd</sup> Avenue and NW 86<sup>th</sup> Street. [See agenda item #5]

Aaron Wolfe presented the staff report.

Oliver described the additional parking and stormwater detention to be added and the open space requirements.

Paul Wanderscheid, 6402 Bentley Place, asked for clarification regarding the trail. Oliver discussed the location of the easements.

Wanderscheid expressed concern about relocating the parking garage to the rear of the property when the original plans shown to the neighbors showed the parking structure in front. Wanderscheid also asked if the parking structure was being built in a way that would allow more levels to be added in the future. Oliver replied that it is not intended to be expanded any taller in the future. The architect reviewed various locations and it was not felt that it fit in the front area and it seemed to fit with the topography to tuck it into the hillside and use the existing trees to buffer the area. The approximate distance from the parking structure to the townhomes to the north will be about 250 to 300 feet. Gullickson noted that there will be two entrances to the parking structure and with approximately 1,300 employees on the site it is necessary to build a structure if green space is to be maintained. Meenagh noted that the trees to the north will not be impacted.

Wanderscheid expressed concern about evening traffic on the parking structure and noted that in the winter the trees do not provide a screen. Wanderscheid asked about screening of headlights on top of the ramp. Gullickson noted that the lighting plans exceed the city requirements. The light will be visible but the light will not spill onto neighboring properties.

Gullickson explained that the ramp will have cable across the top rather than a wall. Wanderscheid noted that the cables will not block the light and asked that better screening be provided for headlights. Gullickson explained that John Deere Credit has asked them to review and price out what it would cost to have a parapet upper wall, however this will involve additional cost due to the additional mass this would add to the structure.

Gene Hadley, 8846 Oxley Place, advised that he is perhaps the nearest neighbor to the north and in the past John Deere Credit have been friendly neighbors. However the neighbors do have concerns they would like addressed prior to the plan being built. Hadley expressed concern about the location of the parking structure.

Hadley expressed concern about noise and light and noted especially that motorcycles parking along the north side cause a noise problem. Hadley suggested a combination of berming and trees would diminish the problem and suggested that John Deere consider that many of the existing trees are mature and should consider a plan to maintain a buffer as those trees die.

Meenagh replied that certain lights are targeted to be turned off but they do need to maintain a certain level for safety. The building lights should be turned off at night after 8 p.m. and the cleaning crews have been asked to only have the lights on for the floor they are working on and turn them off when they move to another floor.

Hadley reiterated the suggestion that berming and additional plantings be considered and suggested that John Deere limit evening parking to specific areas of the parking lot and turn the lights down in the unused areas.

Meenagh commented that John Deere Credit could consider restricting motorcycle parking along the north side of the lot to reduce noise.

Moran noted that given the site conditions a berm may not be possible and suggested that the neighborhood association could work with John Deere Credit to plant evergreens on the associations property to create a screen. Hadley replied that the problem is topography as the John Deere site is higher so plantings on the association side would have to grow more in order to create the same amount of screening.

Wolfe noted that the city does have a resolution that sets requirements for site lighting and one of the conditions in the staff report is that the applicant demonstrate that those requirements will

be met prior to receiving a building permit. If there is a desire to amend the regulations for site lighting that should be part of a larger discussion.

Robertson noted that when the original building was constructed the city did not have regulations for site lighting in effect. Any additional lighting with this expansion will need to meet the current requirements which are much more strict than they were when the building was first constructed.

Wanderscheid suggested removing some of the parking along the west entrance of the ramp. Wanderscheid reiterated concerns about lighting on the top of the parking structure. Gullickson explained that there will be light poles on the top of the ramp but they will be shielded and directed inward onto the ramp.

Tom Jameson, 8629 Bromley Place asked about traffic and whether an additional exit on NW 86<sup>th</sup> Street will be built or will there be traffic light installed at any exits. Oliver responded that a traffic study was done for the site and it does not indicate that additional exits beyond those shown will be needed or that traffic lights are necessary.

Jameson asked if this project will impact his property taxes. Robertson noted that the Commission is unable to answer that question and suggested that Jameson make that inquiry to the county assessor's office.

Hadley inquired about the condition of the Waterford Dam. Oliver commented that the city has indicated that the dam will be inspected in the spring.

Brian Patterson, 6303 Stanmore Court, inquired about the air conditioning units and noted that the current units generate noise. Patterson also suggested John Deere Credit consider cleaning up the existing buffer area and consider more plantings to replace trees as they die. He also would like to see the parking structure moved back to the front.

Gullickson explained that he has been making note of concerns and they will make an effort when considering planting choices to look at varieties that will create better screening.

Robertson asked if there were ways to screen the headlights on the top of the parking structure that would not create a lot of additional weight. Gullickson answered that they are reviewing options for the top of the parking garage.

Wiskirchen asked about the width of the current buffer area to the north. Oliver replied at least 200 feet. There is a relatively bare strip through the buffer where the sanitary sewer crossed the ravine. Given some of the concerns voiced it may be possible to install some plantings that would help screen that easement area.

Wiskirchen suggested that the applicant and the association to the north and perhaps the tree board could discuss developing a plan for the buffer area so that there is planning in place for when the current trees in the buffer age and die.

Wolfe expressed concern about involving the tree board. Moran agreed and noted that this is private property and so not may be within their jurisdiction. Moran noted that the applicant's representatives have indicated a willingness to consider the concerns of the neighbors and to work with the neighbors to achieve solutions.

Discussion followed.

Moran noted the difficulty of requiring a condition for an applicant to work with the neighbors. Witmer suggested that rather than a specific condition the minutes could reflect the Commission's feeling that the applicant should continue to work closely with the neighbors to address their concerns.

Wolfe noted the difficulty with making recommendations for the buffer too vague and noted that the applicants have exceeded buffer requirements.

Motion by Moran seconded by Wiskirchen to approve PZ Case No. 08-08; John Deere Credit Expansion Site Plan, 6400 NW 86<sup>th</sup> Street 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 lids and pipe of sanitary manholes located within the newly created detention basin must be sealed to eliminate stormwater infiltration of the sanitary sewer main.
4. The entire segment of sanitary sewer to be dedicated to the city must be televised and subsequently inspected by Public Works to ensure there are not existing maintenance issues with the main prior to being accepted by the city.
5. Language must be included in the easement for the public sanitary sewer wherein the applicant will assume any and all costs associated with removing or rebuilding the retaining wall in the event of sanitary sewer maintenance.

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

6. Applicant must provide supporting documentation to certify the proposed lighting meets City of Johnston guidelines for site illumination as established in Resolution No. 99-56.
7. Site plans must show the words "no parking" painted on the pavement in the access aisles for handicapped parking spaces.
8. Illustrate alternate placement of buffer plantings that appear in the trail easement.
9. Additional evergreen screening shall be added along the north drive.
10. Owner shall also research and improve screening of headlights from the parking garage.

**Roll Call Vote:**

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Seel
<b>Aye</b>	X	X	X	X	X		
<b>Nay</b>							
<b>Abstain</b>							

**7. Other Business**

Wolfe advised the Commission of recent project applications received.

**8. Adjournment.**

Robertson adjourned the meeting at 7:52 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary