



**PLANNING & ZONING COMMISSION**

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

Minutes  
 Regular Meeting: Tuesday, January 13, 2009

**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	Johnson
<b>Present</b>	X	X		X			X
<b>Absent</b>			X		X	X	

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

**3. Approval of Agenda**

Robertson called for a vote to approve the meeting agenda.

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

**4. Approval of Meeting Minutes:** Regular and Joint meetings of December 8, 2008.

Robertson called for a vote to approve the meeting minutes of December 8, 2008.

**Roll Call Vote:**

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

**5. PZ Case No. 08-23; West Park Plat 3 Preliminary Plat, and PZ Case No. 08-24; West Park Plat 3 Final Plat;** The applicant, K.C. Holdings, Inc., wishes to replat Lot 17, West Park Office Plaza Plat 1, totaling approximately 11.27 acres, to subdivide it into six buildable lots and three unbuildable lots for office and limited commercial uses. The subject property is part of the West Park Planned Unit Development Zoning District and is located north of NW 54<sup>th</sup> Avenue, east of NW 100<sup>th</sup> Street, south of White Oak Lane and west of West Parkway.

Deb Schiel-Larson presented the staff report.

Robertson complimented the applicant for using alternative stormwater management practices on the site.

Motion by Moran seconded by Johnson to approve PZ Case No. 08-23; West Park Plat 3 Preliminary Plat, and PZ Case No. 08-24; West Park Plat 3 Final Plat with the following conditions:

Preliminary Plat:

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. Condition 16 of Resolution 08-84 shall be deleted: Outlot W is no longer owned solely by the applicant. Right-of-way on Outlot W will be dedicated when the street improvement project is proposed.
3. West Parkway: construction of sidewalks adjacent to the public right-of-way shall be required as Lots develop.
4. NW 100<sup>th</sup> Street: sidewalk shall be deferred until otherwise directed by the City Council at its sole discretion. Once the Council directs installation of the sidewalk, it shall be constructed immediately at the applicant's sole cost.
5. A looped water main is required with this development. As illustrated on the Preliminary Plat, water main will be installed to complete this loop through Lots 3-6, as the Lots are developed.
6. Applicant shall provide information regarding the storm frequency interval at which the detention basin will be maximized, and the area in which the excess surface water flow is expected to accumulate.
7. Future development on property which drains to this detention basin will be expected to provide additional Best Management Practices designed to decrease runoff and infiltrate precipitation wherever possible.

*Documentation required with the Final Plat:*

8. An easement will be required for the future trail as shown on the Preliminary Plat.
9. Execution of Petition and Waiver will be required, for participation in future adjacent roadway improvement and construction.

Final Plat:

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. All Final Plat documentation must be submitted to City Staff and the City Attorney for review and approval a minimum of six (6) working days prior to the City Council's regular meeting.
3. Execution of Petition and Waiver will be required for participation in future adjacent roadway improvement and construction.
4. Construction of sidewalk adjacent to NW 54<sup>th</sup> Avenue and NW 100<sup>th</sup> Street be deferred until otherwise directed by the City Council. However, construction of sidewalk adjacent to West Parkway shall be required with development of Lot 2 and Lot 3.

**Roll Call Vote:**

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

- 6. PZ Case No. 08-46; Adam Ridge Plat 4 Preliminary Plat and Site Plan, and PZ Case No. 08-47; Adam Ridge Plat 4 Final Plat;** The applicant, Jerry's Homes, is proposing to replat seven lots in Adam Ridge Plat 1 to consolidate them into five lots in Adam Ridge Plat 4 in order to accommodate larger townhome units. The subject property is a part of the Adam Ridge Planned Unit Development Zoning District and is located west of NW 100<sup>th</sup> Street, east of Coventry Circle and south of NW 61<sup>st</sup> Avenue.

Aaron Wolfe presented the staff report.

Motion by Wiskirchen seconded by Robertson to approve PZ Case No. 08-46; Adam Ridge Plat 4 Preliminary Plat and Site Plan, and PZ Case No. 08-47; Adam Ridge Plat 4 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.

**Roll Call Vote:**

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

**7. Other Business**

- **Update on Council Strategic Planning**
- **Update on Stormwater Management Plan**

No discussion occurred on these items.

**8. Adjournment.**

The meeting adjourned at 7:10 p.m.

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Dick Robertson, Chairman

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David Wilwerding, Secretary