



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
Present	X	X		X	X	X	
Absent			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
Aye	X	X		X	X	X	
Nay							
Abstain							

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

Motion by Moran seconded by Wiskirchen to approve the minutes.

Roll Call Vote:

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

5. PZ Case No. 09-03; Redbox at McDonald's, 5494 NW 86th Street; The applicant, Jay Anderson, BMM, Inc., is proposing to install a Redbox Automated DVD Rental Kiosk on the east side of the existing McDonald's Restaurant on the subject property. The subject property is zoned C-2 Community Retail

David Johnson arrived at 7:04 p.m.

Deb Schiel-Larson presented the staff report.

Motion by Wiskirchen seconded by Petersma to approve PZ Case No. 09-03; Redbox at McDonald's, 5494 NW 86th with the following conditions:

Roll Call Vote:

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

6. PZ Case No. 08-48; Green Meadows West Commercial Plat 4, Preliminary and Final Plat; The applicant, Hurd Crescent, L.L.C., is proposing to subdivide a 5.09 acre parcel into two lots. The subject property is in the Green Meadows West PUD Zoning District and is located generally at the southwest corner of NW 62nd Avenue and NW 86th Street.

Aaron Wolfe presented the staff report and suggested removal of condition #4 from the conditions as there is sufficient room for a trail on the adjacent property owned by the original developer.

Motion by Moran seconded by Johnson 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:

Roll Call Vote:

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

7. PZ Case No. 09-02; Villas at Glenstone PUD; The applicant, Hubbell Properties II, L.C., is requesting a rezoning of approximately 8.25 acres from R-3 Medium Density Residential to PUD Planned Unit Development to allow the development of single family detached association homes. The subject property is located north of Windsor Parkway and west of NW 100th Street.

Aaron Wolfe presented the staff report.

Petersma asked if Parcel A is built out. Wolfe replied that yes it is, except for on building that is a foundation.

Joe Pietruszynski, Hubbell Realty, 6900 Westown Parkway, explained that Hubbell is not yet the owner of this property but are working with the current owning bank and are in their due diligence period. Architecture would be similar to existing but single family detached.

Petersma asked about architecture. Pietruszynski replied that the detached units will be similar to the existing units except they will be detached.

Michael Marinangeli, operations manager for Hubbell, explained that the detached units will be ranch style with a full basement.

Petersma asked about lot width. Andy Shrek, Civil Design Advantage, 5501 NW 112th, Grimes, replied that they are still in the process of laying out site plan but widths are about 25 feet, with 10 feet of separation.

Pietruszynski explained that typically these units would not have individual lots and would be done as a condominium regime but the current market makes it difficult for buyers to get financing units in a condominium regime. Because of this these units will be platted with parcels.

Bryan Driver, 5908 Sapphire Circle, asked about additional parking, size of the new units and projected price of the new units. Shrek responded that there are no plans for adding additional parking stalls and noted that the total dwelling unit count will be reduced by six with this plan. Marinangeli explained that the new units will have between 1,200 and 1,600 finished square feet of living area, not including basement which could be finished as well. The anticipated price range is expected to be in the \$160-200,000 range.

Jerry Boeding, 10175 North Glenstone Court, commented that he is generally supportive and want to see neighborhood completed. Boeding asked if the zoning will revert if Hubbell decides not to proceed with the project and also inquired about the timeline for the project and Hubbell's plans for the Homeowners Association. Pietruszynski replied that his understanding is that the zoning runs with land until changed by the City Council.

Pietruszynski explained that details on Hubbell's Homeowner Associations are available on Hubbell's website. Hubbell has its own management company. At the moment Hubbell's attorney's are reviewing the existing association documents to decide how to proceed.

Pietruszynski advised that the project will still need to go through the platting process and so the expected start on construction will be late spring.

Boeding asked if the existing association will be replaced by Hubbell's. Pietruszynski replied that Hubbell is investigating that at the moment but Hubbell would prefer to take over the association's duties until the last unit is sold.

Wolfe confirmed that the no reversion clause in the PUD and the zoning will remain in place until otherwise rezoned again.

Driver asked if this is this a joint venture with First American Bank. Pietruszynski explained that First American Bank is the current owner. First American will remain a partner through the development process.

Driver asked about maintenance of the common areas and if there will be a developer subsidy for it. Pietruszynski replied that Hubbell will review and set associate dues to the market rate to encourage stability and marketability of the units. Any maintenance shortfalls will be paid by the developer.

Boeding asked if association dues have been set yet. Pietruszynski replied not yet, but dues will be set to market rates.

Robertson closed the meeting to public comment at 7:28 p.m.

Johnson noted that there are 40 units with 9 visitor parking spaces proposed and inquired if that is an acceptable ratio. Wilwerding replied that the requirement for parking is 2 dedicated spaces per unit, at least one has to be outside the garage and large enough to hold a vehicle. There must also be one undedicated parking space for every ten dwelling units, and so the number of parking spaces exceeds the requirements.

Motion by Petersma seconded by Wiskirchen to approve PZ Case No. 09-02; Villas at Glenstone PUD.

Roll Call Vote:

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

8. Other Business

- **Update on Council Strategic Planning**

Wilwerding updated the Commission on the Council Strategic Planning.

- **Update on Stormwater Management Plan**

Wilwerding updated the Commission on the activities of the Watershed Assessment Steering Committee.

Wilwerding provided an update on agenda items for next meeting and that there will be a joint meeting with the Comprehensive Plan Advisory Board to continue discussion on the proposed Comprehensive Plan amendment for the corner of NW 54th Avenue and NW 86th Street.

9. Adjournment.

The meeting adjourned at 7:54 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary