



PLANNING & ZONING COMMISSION

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

Minutes
Regular Meeting: Monday, March 9, 2009

AGENDA:

1. Call to Order

Acting Chair Moran 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
Absent	X		X			X	

City Staff Present: Aaron Wolfe, Steven Witmer

3. Approval of Agenda

Motion by Schillinger seconded by Wiskirchen to approve the meeting agenda.

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

4. Approval of Meeting Minutes: Regular and Joint meetings of February 23, 2009.

Motion by Wiskirchen seconded by Schillinger to approve the meeting minutes of February 23, 2009.

Roll Call Vote:

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

5. PZ Case No. 09-05; Crescent Chase PUD Amendment; The applicant, Ryan Companies, is requesting an amendment to the setback requirements of the Crescent Chase PUD Zoning District to allow for replatting of lots [see agenda item #6].

Aaron Wolfe presented the staff report.

Motion by Johnson seconded by Wiskirchen to approve PZ Case No. 09-05; Crescent Chase PUD Amendment.

Roll Call Vote:

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

6. PZ Case No. 09-06; Green Meadows West Plat 3 Final Plat; The applicant, Ryan Companies, is proposing to replat Lot 2 of Green Meadows West Commercial Plat 2 into 1 lot and an outlot in order to locate the existing drainage basin on the outlot

Aaron Wolfe presented the staff report.

Johnson inquired about the ownership of the outlot. Wolfe responded that Graham Group will retain ownership.

Motion by Wiskirchen seconded by Schillinger to approve PZ Case No. 09-06; Green Meadows West 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.

Roll Call Vote:

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

Wolfe requested that agenda item #7 be considered after item #8 and #9. The Commission concurred.

8. PZ Case No. 09-07; Villas at Glenstone Plats 4 and 5 Preliminary Plat and Site Plan; the applicant, Hubbell Properties II, L.C., wishes to construct 34 townhome units and 23 single-family detached association homes on 17.04 acres within the Glenstone Ridge Development. The subject property is located west of NW 100th Street on both sides of

Windsor Parkway and is zoned PUD north of Windsor Parkway and R-3 south of Windsor Parkway.

Aaron Wolfe presented the staff report.

Andy Schrek, Civil Design Advantage, 5501 NW 112th Street, Grimes, explained that they agree with staff conditions and advised that with the new plat the easement to be vacated will be replaced with a new easement about seven feet from the current location.

Motion by Johnson seconded by Schillinger to approve PZ Case No. 09-07; Villas at Glenstone Plats 4 and 5 Preliminary Plat and Site Plan with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Removal of water service lines may be completed as each unit is developed.

The following items shall be provided on the Site Plan prior to City Council approval of the Site Plan:

3. Revise the landscape calculations and the landscape plans to ensure adequate overstory plantings in the south buffer area of Plat 4 and correct the plant schedule table for the south buffer area to reflect a 30' buffer in lieu of 20'.
4. Provide a pedestrian loop around the internal lots and pond of Plat 5 as illustrated on the previously approved site plan for the Glenstone Ridge Townhomes.
5. Revise building elevations for all three building styles to include each side of each building and correct labeling on the site plan to properly correspond to each building elevation.

Roll Call Vote:

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

9. PZ Case No. 09-08; Villas at Glenstone Plat 4 Final Plat; See agenda item #8. This plat encompasses the area located south of Windsor Parkway.

Aaron Wolfe presented the staff report.

Motion by Johnson seconded by Schillinger to approve PZ Case No. 09-08; Villas at Glenstone Plat 4 Final Plat:

Roll Call Vote:

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

10. PZ Case No. 09-09; Villas at Glenstone Plat 5 Final Plat; See agenda item #8. This plat encompasses the area located north of Windsor Parkway.

Aaron Wolfe presented the staff report.

Motion by Johnson seconded by Schillinger to approve PZ Case No. 09-09; Villas at Glenstone Plat 5 Final Plat:

Roll Call Vote:

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

7. Consider the release and vacation of a permanent overland flowage easement within the Villas at Glenstone Ridge Plat 1

Aaron Wolfe presented the staff report.

Motion by Johnson seconded by Wiskirchen to release and vacate the permanent overland flowage easement within the Villas at Glenstone Ridge Plat 1.

Roll Call Vote:

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

11. Other Business

No other business was discussed.

12. Adjournment.

The meeting adjourned at 7:16 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary