



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, April 13, 2009

AGENDA:

1. Call to Order

Robertson 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: David Wilwerding, Deb Schiel-Larson, Steven Witmer

3. Approval of Agenda

Robertson called for a vote to approve the agenda.

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

4. Approval of Meeting Minutes: Joint meeting of March 23, 2009.

Motion by Temple seconded by Robertson to approve the meeting minutes of March 23, 2009.

Roll Call Vote:

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

5. PZ Case No. 09-10; Schultz Acres Plat 2 Preliminary Plat; This request will separate Lot 1 of Schultz Acres Plat 2 from Lot 10 of Schultz Acres Plat 1 and creates three additional lots, two of which will be deeded to Polk County for future extension of NW 77th Drive (currently and unimproved road). This property is located in unincorporated Polk County; however, the City of Johnston is exercising extraterritorial review of this subdivision per section 354.9 of the Code of Iowa. The subject property is located north of Interstate 35/80 and south of NW 54th Avenue.

David Wilwerding presented the staff report.

Petersma inquired how Birchwood Court will eventually extend through this area. Wilwerding replied that Birchwood Court will connect with Foxboro Road, to the east of this property.

Motion by Temple seconded by Petersma to approve PZ Case No. 09-10; Schultz Acres Plat 2 Preliminary Plat with the following conditions:

1. At the time of construction of a primary structure on Lot 1, this structure shall be required to connect to the City of Johnston water main currently under construction along NW 77th Drive.
2. To avoid the non-conforming use of the land (accessory structure without primary structure). A primary structure shall be required to be constructed on Lot 1 within a specified timeframe as required by Polk County.
3. The Preliminary Plat shall be amended to depict the anticipated location of the water main along NW 77th Drive and the connection to Lot 1.

Roll Call Vote:

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

6. PZ Case No. 09-11; Pioneer Soybean Research Building Expansion, 7200 NW 70th Avenue; The applicant, Pioneer Hi-Bred International, is proposing to construct a 3,120 square foot addition to the Soybean Research Building located on the Pioneer Parent Corn campus. The subject property is zoned A-R Agricultural Reserve and is located south of NW 70th Avenue approximately 2,500 feet west of Northglenn Drive.

Deb Schiel-Larson presented the staff report.

Marty Barkley, Simonson and Associates, 1717 Ingersoll Des Moines, displayed an elevation of the proposed addition.

Motion by Schillinger seconded Temple to approve PZ Case No. 09-11; Pioneer Soybean Research Building Expansion, 7200 NW 70th Avenue 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.

Roll Call Vote:

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

8. Other Business

Wilwerding advised that staff will soon be mailing the Request For Qualifications for the Comprehensive Plan update and anticipate that the process will begin in July. The RFQ will be mailed to local consultants and also posted on the APA website.

Temple suggested that a member from Comprehensive Plan Advisory Board or Planning & Zoning Commission should be part of the applicant review process.

Petersma asked if this would be an intensive process like the 1998 update. Wilwerding commented that one issue is that the underlying information of the current plan is now very out of date. Also because of the age of the current plan there is no longer much community buy-in with the current plan. Public participation will be a big part of the update.

Petersma suggested that little time needs to be spent on plans for developed areas because little is likely to change in those areas; the main effort should be in undeveloped areas or future annexation. Wilwerding replied that some areas have been identified for more detailed examination.

Schillinger asked about the proposed update budget. Wilwerding replied that the total is about \$200,000, but includes utility planning for future development areas. Petersma suggested that staff should be sure to make people aware of the amount of work needed to do this.

Wilwerding the elements in the current plan will be similar to next plan, but the consultant will need to integrate existing sub-area plans, the Merle Hay Road study, the stormwater plan.

Wilwerding updated the Commission on current projects.

9. Adjournment.

The meeting adjourned at 7:28 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary