



PLANNING & ZONING COMMISSION

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

Minutes
Regular Meeting: Monday, May 11th, 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	X	
Absent							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	X	X	
Nay							
Abstain							

4. Approval of Meeting Minutes: Joint Meeting of March 23, 2009 and Regular meeting of April 13, 2009.

Robertson called for a vote to approve the minutes.

Roll Call Vote:

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

5. PZ Case No. 09-12; NW 66th Avenue Rezoning; Consider rezoning 1.12 acres and adjoining right-of-way from C-O Commercial Office and .96 acres and adjoining right-of-way from ROC-2 Mixed Use to R-1(75) Single Family Residential. The subject properties are located north of NW 66th Avenue and east of Merle Hay Road.

Aaron Wolfe presented the staff report.

Temple asked about the nonconforming status, his understanding was that residential uses were allowed. Wolfe responded that only R-4 multiple family residential is permitted in the mixed use zoning districts.

Wiskirchen asked if the reason for the rezoning is due to the nonconforming use status of the homes and that they cannot be rebuilt if they are destroyed. Wolfe responded that he believes the initial inquiry about his was from one of the affect homeowners that was attempting to refinance, some lending institutions will not provide financing on nonconforming homes.

Wiskirchen asked about the property owner that staff had not received a response from. Wolfe advised that city staff have attempted to contact the owner of 5711 NW 66th Avenue via mail twice but have not received any response. The other two residential property owners have responded and provided signed petitions for a rezoning.

Wiskirchen asked how not receiving a response from one of the owners impacts this proposal. Wilwerding advised that since this is a city council initiated rezoning it will not be impacted, all of the owners have received proper notification.

Temple asked if the lots to the south of NW 66th Avenue will remain zoned for mixed use. Wolfe responded yes, when looking at this area it made sense that development could occur up to the south side of NW 66th Avenue, but given the size and shape of the lots available on the north side it would be difficult to redevelop those.

Petersma asked about the parcel zoned CO Commercial Office. Wolfe responded that that parcel is owned by the City and contains a drainageway and recreation trail. Petersma asked about the reason for rezoning that parcel. Wolfe responded that it is mainly for consistency and to avoid confusion as to why there is an island of commercial zoning there surrounded by residential.

Robertson opened the meeting to public comment at 7:11 p.m. No comments were received. Robertson closed the meeting to public comment at 7:12 p.m.

Motion by Wiskirchen seconded by Moran to approve PZ Case No. 09-12; NW 66th Avenue rezoning.

Roll Call Vote:

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

Temple requested a copy of the Mixed Use zoning district.

8. Other Business

Wilwerding reminded the Commission that there will be a Comprehensive Planning workshop on May 13th at the Johnston Library with the City Council and Comprehensive Plan Advisory Board.

Wilwerding advised that work on the watershed assessment continues and staff will be providing a copy of the work completed so far at a future meeting.

Wilwerding explained that a panel of city staff, Planning & Zoning Commission, City Council, and Comprehensive Plan Advisory Board members will be reviewing responses to the RFQ for the Comprehensive Plan Update on May 20th. Interviews with selected applicants will be done on June 3rd.

9. Adjournment.

The meeting adjourned at 7:16 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary