



PLANNING & ZONING COMMISSION

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

Minutes
Regular Meeting: Monday, June 29th, 2009

AGENDA:

1. Call to Order

Robertson called the meeting to order at 7:03 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, Aaron Wolfe, Ron Ward, Carissa Miller, 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: Regular Meeting of June 8th, 2009.

Motion by Temple seconded by Johnson to approve the minutes June 8th, 2009.

Roll Call Vote:

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

5. Update on Community Recreation Sports Complex Referendum [discussion only]

Parks Superintendent Ron Ward discussed the proposed Community Recreation Sports Complex.

Robertson asked what the projected budget will be for maintenance. Ward responded that it is projected to be about \$180,000 to get started, including a full time employee, part-time employees and supplies. There will be an agreement with the sports organizations for them to maintain their fields like is done at Lew Clarkson now. There is a possibility in the future for attaching a fee to league registration that would go towards maintenance.

Temple asked if there will be any winter sports. Ward responded that none have been considered at present.

Schillinger asked if there had been any discussion to cut the maintenance cost. Ward responded that the budget is bare bones as it is.

Johnson asked about other structures besides the stage. Ward explained that there will be restrooms, concession facilities, picnic shelters and some buildings to store equipment and maintenance equipment.

Robertson asked about security. Ward replied that the facility is part of city and would be under Johnston police jurisdiction. Current city ordinances close parks at 10:00 p.m. but not there is no plan at the moment to actually lock the property.

Petersma asked about shelters. Ward responded that they will be similar to what has recently been built in Adventure Ridge and Lew Clarkson and will fit 4 to 6 picnic tables.

Temple asked about connection to trails. Ward described potential future trail connections and noted it will be relatively to connect the property to the city trail network.

Johnson asked about lighting and frequency of night games. Ward noted that only some fields will be lit and the lit fields will be located away from the residential areas. Moran noted that lit fields are needed for fall & spring games when the sun sets earlier.

Petersma asked about lighting in parking lots. Ward responded that there will be lights in the parking lots for security. Petersma noted that there was an agreement with Pioneer that there would be no lighting in Lew Clarkson and suggested that staff investigate that and also notify neighboring property owners adjacent to Lew Clarkson Park if there is an intention to light the parking lot there.

Temple asked if the sports leagues are supportive of the plan. Ward responded that as far as he is aware they are, there were representatives from the sports leagues on the steering committee so they had input on the plan.

Petersma asked about the stage. Ward explained that the stage will have a roof and will face into plaza area. The area behind the stage would be restrooms and concessions.

Robertson asked if this will this need full-time police officer given the size. Ward responded no, no more than other parks in the city. There will always be some level of vandalism. Ward noted that at present no alcohol is allowed in city parks, if alcohol is to be allowed the council would need to modify the ordinance to set rules for what circumstances might allow for it.

Ward displayed a 3-D video rendering of the facility created by Snyder & Associates.

Robertson asked if the private funding has to be raised before referendum. Ward responded no, the referendum would give the city authority to bond for \$16 million and arrange the land purchase. Nothing else would happen on development of the project beyond that until the fundraising campaign raises at least \$3 million. The referendum provides bonding authority but does not mandated that it be used immediately. It could be 5 years or more before the full amount is bonded. Robertson asked if improvements would happen in Lew Clarkson Park before the new complex is developed. Ward replied probably not much because the leagues cannot move around until some of the new facilities are build, possibly some parking facilities could built.

Petersma asked if the property would be leased to continue to be used as a sod farm until development started. Ward responded that that had not been considered but could be a possibility.

Schillinger asked if there is a sunset clause in the referendum if the city does not exercise the bonding authority within a certain period of time. Ward replied no.

8. Discuss Developing an Ordinance Regulating Small Wind Energy Conversion Systems [discussion only]

Carissa Miller discussed small wind energy conversion systems and presented a PowerPoint.

Robertson asked about unit height if mounted to an existing building. Miller responded that the height cannot be more than 20 feet above structure it is mounted on. Moran noted that units mounted on buildings are not large because of vibration.

Johnson asked if the lot size minimum is a full acre. Wilwerding replied yes. Johnson noted that 40,000 square feet is the minimum lot size for the R-1(150) district. Wilwerding agreed that that it might be appropriate to use that limit so the ordinance is consistent with a zoning district bulk requirement.

Johnson questioned the need for requiring the unit to be sited in the rear yard and asked if an applicant could get permission to construct one in the front yard.

Johnson asked about the reason for the 30 minimum height to the bottom of the blades. Miller responded that it is a safety provision and to prevent the blades from being too long, it is a common provision in other ordinances. Johnson questioned the need for that much clearance if it no

Wilwerding noted that building-mounted units are usually smaller units and building-mounted units would not require a Special Use Permit.

Johnson asked about the proof of insurance requirement. Miller responded that it is a safety issue, the requirement would be to supply proof of liability insurance. Temple suggested that the ordinance should specify liability insurance.

Moran asked about half-acre lots. Miller noted the waiver provisions. The unit must still meet all setback requirements. Wilwerding explained that because of the height and the fall zone, it requires a large piece of ground. Moran commented that a 100 foot lot could be large enough. Wilwerding responded that the review process would determine if setbacks can be met.

Temple asked if this ordinance would override neighborhood covenants. Wilwerding responded no, but noted that the city doesn't enforce covenants.

Johnson inquired why the installation must be by a contractor and not the property owner. Miller responded that that is for safety.

Petersma noted that the outdoor generator ordinance specifies a sound level at the nearest adjacent residential property line, and suggested that the sound level requirements should be consistent with existing generator ordinance so that there are not two different requirements.

Moran questioned the requirement for a contractor to install, if all the manufacturers specifications are followed, a property owner should be able to do it.

Wilwerding explained that the desire for licensed contractors to install is that the building department is currently unfamiliar with these. There are safety issues with building a sixty foot tower on residential lots, so as a safety factor staff recommends that a licensed contractor do the installation.

Moran asked about visual concerns and if a neighbor objects to a proposed unit on aesthetic grounds. Johnson agreed and noted that screening is subjective. Miller replied that the Board of Adjustment would review the application and make a decision on the impact. Wilwerding noted that requests for the Special Use Permit would also come to before the Planning and Zoning Commission for a recommendation before going to the Board of Adjustment for review.

Roberson asked if developer would be allowed to build a large generator. Miller responded that the ordinance restrict units to 100 kilowatts and 80 feet in height. Petersma asked what the generating capacity of the one at the state fairgrounds is. Schillinger explained that the one at the fairground is 500 kilowatt unit, which is five times the maximum allowed under the proposed ordinance.

Johnson asked about lateral wind loads for this area. Miller responded that she did not have the wind load, but the average wind speed is 11 miles per hour.

Johnson commented that his biggest issues are the setbacks and installation requirements. Wilwerding advised that the planning staff will speak with the building department staff to determine their thoughts on it.

Schillinger suggested checking utility company rules for connecting to grid.

9. Other Business

- **Update on Consultant Selection for the Comprehensive Plan Update**

Wilwerding updated the Commission and advised the selection committee has recommended contracting with Hoisington Koegler Group. Nearly at final scope of service contract and hope to have contract approved at next City Council meeting. This is expected to be a 15-month process, with completion in October 2010.

Wilwerding thanked Schillinger for her time on the Commission.

Wilwerding noted that Temple has been reappointed for another term.

Wilwerding noted that interviews have been held to select a new Commission member, the new member should be appointed at the next City Council meeting.

10. Adjournment.

The meeting adjourned at 8:33 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary