



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, July 27th, 2009

AGENDA:

1. Call to Order

Robertson called the meeting to order at 7:00 p.m.

2. Roll Call

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
Present	X	X	X	X	X		X
Absent						X	

City Staff Present: David Wilwerding, Carissa Miller, Steven Witmer

3. Approval of Agenda

Robertson called for a vote to approve the agenda.

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

4. Approval of Meeting Minutes: Regular Meeting of June 29th, 2009.

Motion by Temple seconded by Johnson to approve the minutes June 29th, 2009.

Roll Call Vote:

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

5. PZ Case No. 09-10; Schultz Acres Plat 2 Preliminary Plat Amendment; The applicant, Shirley Skeels Heatherington, is requesting to amend the preliminary plat for the subject property. The proposed amendment reduces the area being included in the plat and now includes only the area of Lot 10 of Schultz Acres, which is proposed to be subdivided into two lots. The subject property is located north of Interstate 80 and south of NW 54th Avenue in unincorporated Polk County.

Petersma arrived at 7:03 p.m.

Carissa Miller presented the staff report.

Temple asked about the two lots that were previously to be deeded to Polk County. Miller answered that that land is no longer included in the plat. Temple asked where the subject property is in relation to Foxboro Drive. Miller replied that it is further west.

Robertson opened the meeting to public comment at 7:07 p.m.

Jerry Oliver, CEC, 2400 86th Street, Urbandale, stated that the applicant is in agreement with the recommended conditions.

Robertson closed the meeting to public comment. At 7:09 p.m.

Motion by Wiskirchen seconded by Robertson to approve PZ Case No. 09-10; Schultz Acres Plat 2 Preliminary Plat Amendment, with the following conditions:

1. 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 2 within a specified timeframe, as required by Polk County.
2. At the time of construction of a primary structure on Lot 2, the structure shall be required to connect to either the City of Johnston water main along NW 77th Drive or NW 78th Court; both of which are currently under construction.
3. Before Lot 2 is allowed to connect to the City of Johnston water main on NW 77th Drive, the Ingress Egress Easement shall be modified to allow for a water line to cross Lot 3 of Schultz Acres. If this easement is not modified, Lot 2 shall be required to connect to the City of Johnston water main along NW 78th Court.
4. Provided the final plat for Schultz Acres Plat 2 is in substantial conformance with this Preliminary Plat, the City Council hereby waives its right to review said final plat pursuant to Section 354.9 of the Code of Iowa.

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

8. PZ Case No 09-14; Crosshaven Outlots Plat 1; The applicants, Hubbell Properties I, LC and Hubbell Realty, are proposing to subdivide a 179.01 acre parcel into 8 outlots and adjacent right-of-way lots in order to allow transfer of some of the outlots to the Johnston Community School District. This plat will not affect the proposed lot layout or conditions of

approval of the existing approved preliminary plat. The subject property is located east of NW 100th Street and north of NW 74th Place and is zoned PUD.

David Wilwerding presented the staff report.

Petersma asked if there is any conflict with condition 7a of the PUD. Wilwerding responded that condition is intended to apply to any outlots platted as open space in the final project.

Temple asked which outlot will be transferred to the school district. Wilwerding replied that Outlot Y is the lot the school has purchased.

Temple asked if the school property open space will apply as part of PUD open space. Wilwerding replied that the open space will be calculated based on area of the development and the school area would be subtracted. Wilwerding noted that the maximum density is also set at 2.06 units per acre for the entire subdivision.

Temple asked if removing the school property allow an increase in multi-family or single family. Wilwerding replied that there will be no increase in the number of dwelling units.

Petersma asked if a new concept plan has been provided to account for the school property. Wilwerding responded no. Staff is reviewing construction plans for first phase of 40 lots which will not be affected by the school land purchase.

Moran expressed concern regarding accessibility for the school. Wilwerding commented that there will still be a need to maintain vehicle and pedestrian connectivity.

Petersma asked if the school purchase will this move up the improvement of NW 100th Street. Wilwerding responded that it is staff's understanding that the district does not intend to build the school immediately and noted that NW 100th Street has not been improved by Horizon Elementary yet, which has been there eight or nine years.

Moran asked if there will there still be city park. Wilwerding replied yes, it is required by the PUD.

Motion by Robertson seconded by Wiskirchen to approve PZ Case No. 09-14; Crosshaven Outlots Plat 1, with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
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.

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

9. Other Business

Wilwerding explained that Hoisington-Koegler Group will be doing a kick-off day for the Comprehensive Plan update to meet with staff and department heads, take a tour of the city, and meeting with the Comprehensive Plan Advisory Board on August 6th.

Wilwerding noted that there will be a change in how the city handles engineering services. Foth has been selected to act as the city's engineering consultant. All engineering review will be via Foth once a contract is signed.

Wilwerding advised that Commission will hold its annual election of officers at the next meeting.

10. Adjournment.

The meeting adjourned at 7:27 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary