



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, August 10th, 2009

AGENDA:

1. Call to Order

Robertson called the meeting to order at 7:02 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, Deb Schiel-Larson, 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. Election of Officers

Petersma nominated Robertson for Chair, seconded by Johnson.

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

Johnson nominated Petersma for Vice Chair seconded by Wiskirchen

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

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

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

Roll Call Vote:

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

6. PZ Case No. 09-15; Fitzsimmons Property Preliminary Plat; The applicant, Eric Sheldahl, is proposing to subdivide two existing parcels totaling 22.593 acres into five single family lots. The property is located outside the City of Johnston and the City is exercising its right of extraterritorial review for this application. The subject property is located northeast of Northwest Beaver Drive approximately 1,000 feet southeast of NW 112th Avenue and is zoned Estate Residential under Polk County's current classification.

Carissa Miller presented the staff report. Amendment to condition #1.

Robertson asked if sewer hookup will be required if the city sewer is ever extended up to this location. Wilwerding responded that the ordinance allows the city to require hookup but the policy in the past has been to allow the owner the option of whether to hook up or not. If the septic system fails after the sewer is in Polk County would not issue a permit for a replacement system to hookup would be required at that time. Temple suggested amending the language of condition #2 to amend requirement until sewer is available.

Robertson inquired about fire protection. Wilwerding responded that the fire chief is aware of the issue. Wiskirchen asked about county fire protection requirements. Wilwerding replied that the county does not have any fire protection requirements. Wiskirchen asked if there is there enough pressure for protection for the existing home. Wilwerding replied no, the existing water main is a 6" main maintained by Xenia Water, there is not enough pressure to meet demand for fire protection.

Jeske asked if this pattern of flag lots typical on this corridor. Wilwerding replied yes, the County has a requirement for a minimum of 40 foot of frontage, whereas city requirements would allow for an access easement rather than require frontage.

Temple asked if this property is located within the Johnston Fire District. Wilwerding replied yes, it is at the north end of the district. Robertson asked if the city would have any liability if there is a fire. Wilwerding noted that fire protection is provided to that area through an agreement with the Township. Wilwerding explained that if this project was located closer to city limits staff might recommend extending city water to the property, but this is located nearly two miles from the city boundaries.

Wiskirchen inquired how fire protection would be provided. Wilwerding responded that the fire department would respond using a pumper truck.

Motion by Wiskirchen seconded by Temple to approve PZ Case No. 09-15; Fitzsimmons Property Preliminary Plat with the following conditions:

1. The driveway accessing NW Beaver Drive on Lot 1 shall be located a minimum distance of 300 feet from the joint access easement located on Lot 3. Besides the two (2) proposed joint access easements, and the driveway on Lot 1, no other driveways accessing NW Beaver Drive from Fitzsimmons Property shall be constructed thereafter.
2. Due to lack of available facilities, the distance to city facilities, and the limited amount of development proposed, the City hereby waives the subdivision requirement for fire hydrant coverage and sanitary sewer connections.
3. Provided the final plat for Fitzsimmons Property 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
Nay							
Abstain							

7. PZ Case No 09-16; 6701 Corporate Drive Addition Site Plan; The applicant, Terrus Real Estate Group, is proposing to construct a 2,141 square foot addition to the existing building on the subject property. The subject property is located between Pioneer Parkway and Corporate Drive and is zoned PC Professional Commerce Park District.

Miller presented the staff report.

Temple asked if the architecture will match the existing building. Miller replied yes.

Motion by Temple seconded by Jeske to approve PZ Case No. 09-16; 6701 Corporate Drive Addition Site Plan, with the following conditions:

1. The project shall conform to the requirements, standards, and regulations of the City of Johnston.
2. No ground disturbance activity shall occur prior to the issuance of a grading permit by the City.
3. The existing landscaping shall not be affected by the building addition; however, if any existing landscaping is removed, it shall be replaced upon completion of the addition.
4. The conditions included in Resolution 01-167 remain in full force and effect except where changes have been noted in the approved PZ Case No. 09-16.

5.

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

8. Other Business

Wilwerding – Hoisington Koegler and their subconsultants met with city staff and the Comprehensive Plan Advisory Board to begin the process of updating the Comprehensive Plan. Tentative joint meeting with Comp Plan Bd, P&Z and Council in late October.

9. Adjournment.

The meeting adjourned at 7:27 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary