



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, August 31st, 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, Aaron Wolfe, Deb Schiel-Larson, 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 August 10th, 2009.

Motion by Johnson seconded by Robertson to approve the minutes of August 10th, 2009.

Roll Call Vote:

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

5. PZ Case No. 09-18; Silver Birch Park Final Plat; The applicant, Dr. Bill Poston, is proposing to subdivide the subject property into 3 new Single Family Residential lots, one replatted Single Family lot and 2 Outlots. The subject property is zoned R-1(150) Single Family Residential and is located north of NW 62nd Avenue and west of the Waterford Townhomes.

Deb Schiel-Larson presented the staff report.

Temple noted that there are many conditions that were in the preliminary plat that are not included as conditions this time and asked if the conditions had been met. Deb – sidewalks will be included as part of the public improvements. Wilwerding noted that there is a performance bond in place, if the sidewalk is not completed by the applicant the city can exercise the bond to complete it.

Temple expressed concern that when a question comes up in the future, people may only look at the resolution and conditions approving the final plat and assume that it supercedes the conditions for the preliminary plat.

Schiel-Larson suggested that staff could add a condition that all conditions for the preliminary plat approval will remain in force.

Petersma asked if left turning traffic onto NW 62nd Avenue will be allowed. Brett Johnson, CEC, 86th Street, explained the traffic circulation.

Motion by Temple seconded by Petersma to approve PZ Case No. 09.18; Silver Birch Park Final Plat, 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.
2. Submittal of all Final Plat documents is required to City staff and the City Attorney for review and approval, and must occur a minimum of six (6) working days prior to the City Council's regular meeting.
3. The site is located within the Beaver Creek Truck Sewer District. Payment of the District fee of \$909.70 per acre is required prior to City Council review of the Final Plat. This payment includes the entire area of the Plat, less the Outlots and the re-platted Single Family Residential lot. The calculated amount is: \$2,310.92.
4. This development requires the dedication of public parkland or an alternative of equal value, in compliance with Section 180.43, Public Parkland Dedication. The existing lot proposed to be re-platted and the two Outlots would not be included in the calculation. As an alternative, something of equal value can be contributed. Based upon past precedent, the parkland value has been established at \$28,000/acre. The applicant wishes to do so, and the calculated amount is: \$1,251.60. Payment of this fee and an executed Development Agreement is required prior to City Council review of the Final Plat.

Shall be noted on the Final Plat:

5. The City of Johnston Building Department will require review and consideration of the Geotechnical Report prior to issuance of Building Permits.

6. Excavation associated with the proposed accessory structure on Lot 1 shall be reviewed and approved relative to the existing water main and easement prior to issuance of a Building Permit.

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

- 6. PZ Case No. 09-19; Northwood Estates Plat 3;** The applicant, Cornerstone Community Church, is proposing to subdivide a 10.432 acre parcel (Outlot Y of Northwood Estates Plat 1) into two outlots to facilitate property transfer from the existing owner to the Church. The property is zoned R-3 Medium Density Multi-family Residential and is located north of NW 70th Avenue and East of Peckham Street.

Aaron Wolfe presented the staff report.

Temple asked what the petition and waiver applies to. Wilwerding replied that it just applies to Outlot X, the remaining lots are already covered by a previous petition and waiver that left this lot to be determined in the future.

Motion by Robertson seconded by Temple to approve PZ Case No. 09.19; Northwood Estates Plat 3, with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. All conditions of Resolution 08-221 will remain in full force and effect.
3. 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.
4. Installation of sidewalk along NW 70th Avenue shall be deferred until improvements are made to the road surface.
5. Applicant shall provide a petition and waiver agreeing to future assessments for improvements to NW 70th Avenue.
6. Sanitary sewer and water district connection fees shall be deferred until outlots are replatted for development.

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

8. Other Business

- **Watershed Assessment Plan and Stormwater Management Plan Update**

Wilwerding updated the Commission on the Watershed Assessment Plan and Stormwater Management Plan and noted that a public meeting and open house will be held at the Johnston

Library on September 15th to discuss the draft plan. Later this year the Commission and Council will consider adopting the plan.

Wilwerding advised that there city staff will conduct an educational meeting for developers and builders in the community to make them aware of changes that may result from the plan.

Robertson suggested that the city should use new methods on public projects. Wilwerding responded that one of the plan recommendations is that the city should implement practices on public projects when possible. Temple noted that that is the intent, the rain gardens at city hall are an example, but there must be a balance between what is affordable and needed.

Temple commented that it was remarkable to see the extent of the erosion damage in the city from new development and the costs associated with repairing it. Until the assessment it was largely an unseen problem except for owners with property adjacent to problem areas.

Wilwerding explained that Pierce recommends a mixed approach of local and regional controls. Regional controls would be maintained by the city. In the past the approach for stormwater management was simply for flood control, most controls have not addressed majority of rain events in Iowa.

Temple commented that it was surprising that most damage is actually resulting from smaller typical rain events.

Wilwerding explained that Nilles Associates came up with a list of over 80 projects that the city could address. Discussions with city staff narrowed that list down to the 9 highest priority projects, totaling and estimated cost of over \$8.4 million.

Wilwerding noted that funding for doing these projects was discussed and consideration will be made of creating a stormwater utility. The utility would assess a monthly fee to each property owner in the city, based on impervious cover. The suggested method is determining the impervious cover of an average residential lot in the city and use that as a base unit called an Equivalent Runoff Unit (ERU). ERUs can then be applied to commercial sites based on the amount of impervious cover on the site. Cap on it, or credits for taking actions to reduce runoff.

Staff requested an analysis of funds generated by a stormwater utility and Nilles Associates put together a CIP using the priority projects. In their proposed CIP the utility fee needed amounted to about \$6 per month. Other cities have utilities ranging to over \$10. Wilwerding – some cities are using funds for other things, city staff propose that a small part of the funding will be used for some operations and maintenance of stormwater facilities but mainly to fund the stormwater related capital projects needed. Wilwerding noted that final decisions on the utility will be up to the City Council.

Petersma asked how apartments and townhomes would be assessed for the utility billing. Wilwerding responded that apartments would be billed by the site as a commercial property. There may be situations that may need to be addressed individually.

Robertson asked how new construction would be billed. Wilwerding explained that new homes would pay as soon as a water bill is sent to the property. Robertson asked about streets. Wilwerding explained that street pavement area would not be part of the fee.

Petersma if developers would have a chance to qualify for lower rates by using practices to reduce runoff. Wilwerding responded that some kind of credit program is being considered. One suggestion is to use a portion of the utility funds for grant programs to implement practices.

Ordinance changes will hopefully correct some problems and then perhaps some grant funds could be allowed for developers going beyond the ordinance requirements.

Petersma asked if the projected revenue from the utility will fully fund the project costs. Wilwerding answered that when initially implement there will be no money in utility, so it is assumed that the city would finance in order to begin the initial projects. Funding estimates for some projects also assume some grant funding.

Johnson asked how much of the problem west of Beaver Creek is due to storm sewers. Wilwerding answered that the east side of the city does not have as many storm sewers but soils are very sandy and generally drains well, however improvements are needed there to accommodate larger flows.

Robertson asked how homeowners associations be involved in this. Wilwerding commented that may change in the future, as there city will need to consider which areas it will be involved in maintaining.

Wilwerding updated the Commission on the on Comprehensive Plan. Hoisington Koegler Group will be holding "listening session" with key groups such as Camp Dodge, the school district, JEDCO, etc. later this month.

Wilwerding noted that there are no new projects being considered for the September 14th meeting and that meeting will likely be cancelled.

9. Adjournment.

The meeting adjourned at 7:58 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary