



PLANNING & ZONING COMMISSION

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

Minutes
Regular Meeting: Monday, November 9, 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
Absent		X	X				

City Staff Present: David Wilwerding, 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
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting August 31st, 2009.

Motion by Jeske seconded by Petersma to approve the minutes.

Roll Call Vote:

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

5. PZ Case No. 09-23 Kum & Go Site Plan Amendment, 6130 NW 86th Street; The applicant, Hurd Crescent LLC, is proposing to construct an access drive on NW 62nd Avenue for the subject property. The subject property is located at the southwest corner of NW 86th Street and NW 62nd Avenue and is zoned PUD Planned Unit Development.

Aaron Wolfe presented the staff report.

Chuck Bishop, Bishop Engineering, 3501 104th Street, Urbandale, explained that Lot 1 is owned by Richard Hurd and he is agreeable to the proposal, an ingress/egress easement is being drafted.

Temple arrived at 7:07 p.m.

Robertson asked who will maintain the driveway. Bishop responded that Kum & Go will maintain it until Lot 1 develops, at which time it will probably be jointly maintained.

Jeske inquired why Kum & Go feels this additional access was necessary. Bishop responded that his understanding is that when NW 86th Street is improved the median will be extended and that access will become right-in, right-out which will reduce accessibility. The additional entry is intended to help compensate for that.

Petersma commented that his understanding was that a turn lane would be installed at the NW 86th Street entry rather than a closed median. Abbie Gilroy, Kum & Go, advised that their understanding was that the median would be extended. Wolfe advised that he is not aware of a specific configuration for the median at that location. Robertson requested that city staff confirm what the configuration will be and advise the Commission once that information is available.

Petersma asked why no curb was shown. Bishop responded that since Lot 1 is not developed the configuration of future parking for the lot is not known, part of this drive will probably be part of the parking lot and so not adding a curb now mean that a future developer of the lot will not have to remove the curb.

Moran left at 7:15 p.m.

Johnson noted that in the 1998 Comprehensive Plan NW 62nd Avenue is shown as a collector street and inquired if it could become a minor arterial when the plan is updated. Wolfe advised that that is not known at present, but in the current plan it is a collector and the proposed access drive meets the requirements for that designation. Johnson commented that it would not meet the requirements for an arterial street.

Petersma asked if there was a plan to illuminate the drive. Bishop responded that no new lighting is planned. Petersma suggested that the applicant consider visibility of the drive and whether lighting might be advisable.

Motion by Petersma seconded by Jeske to approve PZ Case 09-23 Kum & Go Site Plan Amendment, 6130 NW 86th Street with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. A grading permit must be obtained prior to any ground disturbing activity.

Prior to the issuance of a grading permit, the applicant shall:

1. Provide a recorded ingress/egress easement document for Lot 1 of Green Meadows West Commercial Plat 4.

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

2. Other Business

No other business was discussed.

3. Adjournment.

The meeting adjourned at 7:20 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary