



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, December 14th, 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
Absent			X	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
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting November 30th, 2009.

Motion by Jeske seconded by Johnson to approve the minutes.

Roll Call Vote:

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

5. PZ Case No. 09-25; Crosshaven Plat 1 Final Plat; The applicant, Crosshaven I, L.L.C., is proposing to subdivide 11.29 acres into 34 single family lots and an outlot to be preserved as open space. The property is located east of NW 100th Street and NW 76th Avenue. The subject property is zoned within the Crosshaven Planned Unit Development (PUD).

David Wilwerding presented the staff report.

Robertson inquired about the location of the school's lot to this property. Wilwerding responded that the school's parcel is to the north.

Johnson expressed concern about future assessment for the reconstruction of NW 100th Street. Wilwerding replied that when the entire 300 acres was considered, the amount came to about \$900 per lot. City staff will probably determine a lot amount that will be applied to future lots so that all parts of the entire development will pay equally.

Johnson asked about bulk density requirements for the lots adjacent to the 120' buffer. Wilwerding noted the lots meet the requirements. Johnson commented that his interpretation is that it should apply to anything that is adjacent to Pinecrest. Wilwerding replied that the intent was for the cul-de-sac lots backing to Pinecrest and this meets that requirement.

Robertson opened the meeting to public comment at 7:09 p.m. No comments were received. Robertson closed the meeting to public comment at 7:10 p.m.

Motion by Jeske seconded by Wiskirchen to approve PZ Case No. 09-25; Crosshaven Plat 1 Final Plat 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.
3. Pursuant to Chapter 180.42 of the Subdivision Regulations and Resolution 08-53, the applicant is responsible for participation in the reconstruction of NW 100th Street which they have elected to address by the filing of a petition and waiver. Plat 1 has 673.06 feet of frontage, which at the 2008 established rate of \$131.57 per foot would require participation in the amount of \$88,554.50 to be spread amongst the lots of the plat.
4. All landscape buffers required within the proposed residential lots shall be installed or bonded for prior to the City's acceptance of the public improvements for each phase of the plat.
5. Prior to City Council approval of the Final Plat, payment of the Little Beaver Creek Trunk Sewer Connection District Fee for the portion of the plat not within undevelopable outlots shall be made. The per acre fee is \$2,850 per acre, totaling \$32,176.50 for Plat 1.
6. Pursuant to the PUD, a detailed management plan shall be provided with each plat for the outlot areas of the plat that are to be owned by a homeowners association, in addition, prior to City Council approval of the final plat, applicants shall provided a performance bond and maintenance bond to cover the cost of initial installation and maintenance to establish said areas as prairie.
7. Defer sidewalk adjacent to NW 100th Street until otherwise directed by the City Council at its sole discretion. Once the Council directs installation of the sidewalk, it shall be constructed immediately at the applicant's sole cost.

Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:

8. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer's certification shall be provided certifying the elevation of the all designated ditch and drainage way elevations that are on or immediately adjacent to the lot under construction.
9. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Jeske inquired when the applicant plans to get started with home construction. Joe Pietruszynski, Hubbell Realty replied that it will probably in January, weather permitting.

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

6. Other Business

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

Wilwerding updated the Commission on the Watershed Assessment and Stormwater Management Plan. The expectation is that the Commission will review and approve at their first meeting in January.

Robertson asked what the rate would be for a stormwater utility. Wilwerding commented that there has been a lot of discussion about a stormwater utility. It is important to remember is that while the plan discusses a utility as an option, there are other funding sources listed also. Adopting the Assessment and Stormwater Management Plan does not commit the city to a utility. If the plan is adopted and the council then decides to pursue a utility, the council has made clear there will be an extended public education effort. Robertson asked how a utility fee would be calculated. Wilwerding responded that the fee would probably be based on an ERU, or Equivalent Residential Unit, which is equivalent to the impervious surface on a typical single family lot in Johnston. Fees for commercial properties would be based on ERU's based on their amount of impervious surface.

Jeske asked if accepting this will accept a list of projects and principles and initiating a process of review for payment mechanisms. Wilwerding replied yes, this will give an action plan for stormwater issues to address existing problems and preventing future problems.

Johnson asked why not just raise the millage rate on taxes for funding. Wilwerding explained that the current tax rate for the city is \$11.30 per thousand currently. Almost \$4 of that is for debt service, which is the second highest in the metro area, the rest is for operating cost, which is the second lowest in the metro. If these projects are put into the capital improvements plan, it increased debt service by \$0.50. The City Council intends to hold the tax rate at its current level for the next fiscal year.

Robertson asked how long has Ankeny has had a utility. Wilwerding responded that it was implemented in July. Robertson asked what the stormwater utility fee is for Des Moines. Wilwerding responded that it is about \$7.

Robertson asked if rates would be reduced if state or federal funding was secured for the projects. Wilwerding responded there are more projects beyond those listed. Wilwerding noted that the funds generated from the utility would be solely dedicate to stormwater issues, just like other utility fees like water or sewer are used for that infrastructure.

7. Adjournment.

The meeting adjourned at 7:30 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary