



PLANNING & ZONING COMMISSION

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

Minutes
Regular Meeting: Monday, January 11th, 2010

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 December 14th, 2009.

Motion by Johnson seconded by Robertson to approve the minutes.

Roll Call Vote:

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

5. PZ Case No. 09-20; Gurudwara (Sikh Temple) Amended Building Elevations, 4820 NW 59th Avenue; The applicant, Sikhs of Iowa, Khalsa Heritage Inc., wish to add several domes to the approved structure. Overall building height would increase from 25 to approximately 30 feet. The property is zoned M-1 Light Industrial which allows a maximum building height of 50 feet. The original site plan and elevations were approved by the City Council on December 7th, 2009.

Deb Schiel-Larson presented the staff report.

Temple arrived at 7:05 p.m.

Petersma asked about the material of the domes. Schiel-Larson responded that they will be fiberglass.

Robertson opened the meeting to the public at 7:05 p.m. No comments received. Robertson closed the meeting to public comment at 7:06 p.m.

Motion by Wiskirchen seconded by Jeske to approve PZ Case No. 09-20; Gurudwara (Sikh Temple) Amended Building Elevation 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. The Conditions of Resolution No. 09-172 remain in full force and effect.

Petersma asked if the number of domes will be per the elevations shown. Schiel-Larson answered that no limit on the number of domes is being established. Petersma asked if the intent is to construct the domes as illustrated in the elevation. Schiel-Larson replied yes.

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

6. PZ Case No. 09-26; Woodlands Estates Preliminary and Final Plat; The applicant, Luke Partridge wishes to subdivide an existing 10.34-acre parcel into four lots and two outlots. The subject property is zoned R-E Estate Residential District and is located east of NW 107th Street and north of NW 70th Avenue.

Aaron Wolfe presented the staff report.

Robertson asked about sanitary sewer. Wolfe responded that the recommendation is to allow the properties to have septic systems until sanitary sewer becomes available. Once the Thielke property to the south develops sanitary sewer will be brought north and become available at that time.

Temple asked if the subject property is too far away to connect to sanitary sewer now. Wolfe replied yes it is currently about 500 feet from the nearest available sewer. Temple asked about the maximum distance to sewer to require connection. Wilwerding replied that city ordinance states 300 feet.

Temple asked about the outlots. Luke Partridge explained that the idea behind the outlots is to allow the possibility for the owner to the east to possibly acquire the property as he has expressed possible interest in doing so. He could also attach them to the new lots.

Petersma asked if there is a requirement to show that these lots will have soil test done to show that a septic will function. Wilwerding answered that it is not possible to do a perc test due to the weather at the moment, but the county will require a perc test to be done before a septic permit will be issued. The city will not issue a building permit without a septic permit from the county, so the applicant is accepting a level of risk in platting without a perc test.

Johnson asked about the petition and waiver. Wolfe replied that the details of how that the cost will spread among the lots will be up to the applicant, at present the applicant intends to divide the cost equally among the lots.

Brad Kuehl, Civil Design Advantage, 5501 NW 112th Street, Grimes, concurred with conditions as proposed by staff.

Motion by Moran seconded Petersma to by to approve PZ Case No. 09-26; Woodlands Estates Preliminary and Final Plat with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. All final plat documentation shall be fully executed and delivered to City Staff (originals) for review and approval at least six (6) working days prior to the City Council meeting at which the final plat will be considered for approval.
3. Outlots “Y” and “Z” are unbuildable without conveyance to adjoining parcels.
4. Applicant must furnish a petition and waiver agreeing to connect and be assessed for improvements to the sanitary sewer when access to a gravity main is provided within 300’ of lots 2 or 3.
5. Prior to city council approval of a final plat the applicant shall provide a petition and waiver agreeing to future assessments for improvements to NW 107th Street.

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

7. **PZ Case No. 10-01; Hy Vee Expansion Reapproval, 5750 Merle Hay Road;** The applicant, Hy-Vee, is seeking reapproval of an expansion that was previously approved in 2008 but never constructed. Reapproval is required before a building permit can be issued because more than 12 months has passed since the original approval.

Aaron Wolfe presented the staff report.

Motion by Petersma seconded by Temple to approve PZ Case No. 10-01; Hy Vee Expansion Reapproval, 5750 Merle Hay Road with the following conditions:

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1. The project shall conform with the requirements, standards and regulations of the City of Johnston.
2. Pursuant to the existing Memorandum of Understanding, the parking stalls shown as future on the PUD Master Plan shall be deferred at this time, but shall be constructed if needed at the discretion of the City Council.
3. Photometric plans and manufacturer’s cut sheets for all fixtures need to be provided for all proposed lighting.
4. Site plans must show the words “no parking” painted on the pavement or with additional signage in the access aisles for handicapped parking spaces.
5. Building architecture is required to be 75% permanent material on all three sides of the building. Elevations must be revised as needed to meet city requirements.

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

8. Watershed Assessment and Stormwater Management Plan; Consider the proposed City of Johnston Watershed Assessment and Stormwater Management Plan.

Wilwerding introduced Greg Pierce of Nilles Associates.

Pierce presented a PowerPoint presentation on the development and details of the Watershed Assessment and Stormwater Management Plan.

Wilwerding explained that the Action Plan sets forth 11 priority projects totaling approximately \$9 million. Stormwater management has traditionally been a reactionary item for most cities, this plan will allow more forward planning. \$9 million not easily absorbed into city’s budget, so the plan looks at additional funding sources. The city has received a WIRB grant and I-Jobs grant for the Green Meadows Bioretention Project. A stormwater utility is also one funding option that would be a user fee based on amount of runoff generated. The plan explains a utility in some detail because it is a relatively new concept to Johnston, however many metro areas cities have established a utility in recent years.

Wilwerding explained that aspects of the assessment and plan will be incorporated into the Comprehensive Plan. Ordinances and policies may need to be reviewed and amended to meet the plan’s recommendations.

Wilwerding noted that the Steering Committee felt it was important was for the city to lead by example and use BMP’s in city projects.

Wiskirchen asked what can be done to remedy some of the more active eroding areas on a stream the size of Beaver Creek. Pierce responded that there is not much that can be done to reduce flow in Beaver Creek given its size so the best option is to reconstruct and armor the banks as much as possible, lay the bank slope back to a stable grade and try to establish good vegetation to hold soil in place. On smaller stream corridors, similar issues can be handled in the same way on a smaller scale and also incorporate methods to stabilize the grade and slow the stream flow. Controlling the runoff at the source is best in smaller streams but sometimes is

difficult to accomplish, so a combination of working to reduce runoff and in-stream mitigation methods are best.

Wiskirchen asked how much of what was shown in the presentation photos are included in the plan. Pierce responded that all of the highest priority areas have been included, a few are remote and not in developed areas and so were not included.

Moran asked where is the sedimentation from all the erosion is being deposited. Pierce responded that there are some deposition areas in Beaver Creek itself but most of that is probably from erosion upstream of Johnston. Most of what is eroding in Johnston likely ends up in Red Rock Reservoir or further downstream.

Robertson asked if sloping back the banks of Beaver Creek could increase the damage. Pierce replied no, actually laying back the bank can increase flood storage slightly.

Robertson asked about the backflow from the Des Moines River in 2008. Pierce responded that there may have been some turbulence issues. The most dramatic erosion issues are at sharp bends.

Wiskirchen asked if there are there federal grants for stormwater management projects. Pierce replied that there are a few out there. Compared to other infrastructure like street or water projects, stormwater management receives less attention. Wilwerding noted that even with the two grants the city received for the Green Meadows Bioretention Project, there was a great deal of staff time and effort devoted before those were secured, the WIRB grant was submitted twice before it was funded. However the assessment and management plan does put the city in better position to apply for grant funds if they become available.

Wiskirchen suggested staff investigate whether any funding can be found through nongovernmental organizations.

Robertson asked about Camp Dodge. Wilwerding noted that staff received a full tour of Camp together with staff from Hoisington Koegler last fall. There are a lot restoration and mitigation projects done at Camp Dodge that the public is not aware of.

Wilwerding noted that as many of the attendees of the public meetings on the Watershed Assessment and Stormwater Management Plan as possible were notified of the P&Z and Council meetings to review and act on it.

Robertson opened the meeting to public comment at 8:16 p.m. No comment was received. Robertson closed the meeting to public comment at 8:17 p.m.

Robertson asked if staff want the Commission to take action on this item at this time. Wilwerding replied yes, staff would like a recommendation from the Commission.

Motion by Temple seconded by Jeske to recommend approval of the Watershed Assessment and Stormwater Management Plan.

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

Abstain							
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9. Other Business

- **Comprehensive Plan Update**

Wilwerding advised that meeting dates have been set for the next 3 months. On February 3rd there will be a joint meeting with Planning and Zoning Commission and the Comprehensive Plan Advisory board to look at work done to date. After that there will be a planning charrette to look at future land use, then a follow-up joint meeting. Public input meetings will begin in March.

Wilwerding updated the Commission on upcoming projects.

10. Adjournment.

The meeting adjourned at 8:22 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary