



PLANNING & ZONING COMMISSION

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

Minutes
Regular Meeting: Monday, February 8, 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	
Absent		X					X

Temple attended via teleconference call.

City Staff Present: David Wilwerding, Aaron Wolfe, 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 January 11th, 2009.

Motion by Moran seconded by Petersma to approve the minutes.

Roll Call Vote:

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

- 5. PZ Case No. 10-02; Johnston Commons PUD Amendment;** The applicant, Johnston Commons L.C. is proposing to amend the Johnston Commons PUD for three parcels totaling 3.879 acres from C-2 Commercial to a flex zone allowing either C-2 Commercial or R-3 Medium Density Multifamily Residential uses. The subject property is located south of Northglenn Drive and east of Merle Hay Road between the Kum and Go and Chapel Ridge Apartments.

David Wilwerding presented the staff report.

Temple asked about how the setback changes compare to the Brownstones. Wilwerding responded that no modification was done to setbacks for Chapelridge. Setbacks were reduced for the Mansion to either 30 or 35 feet, for the Brownstones they were reduced to 20 foot. Temple asked how the side yard setback compares. Wilwerding answered that the Brownstones have a side yard setback of 10 feet, it does not appear side yards were adjusted for Chapelridge or the Mansions.

Temple asked how changing the property to residential will impact property taxes revenue from the property.

Steve Niebuhr, Hubbell, 6000 Westown Parkway, explained that Hubbell is in agreement with the staff report. Niebuhr explained that the current project cost will be about a 5 million dollar investment. The difference in property tax revenue is hard to predict without knowing a specific commercial use for the site. Niebuhr explained that the site has remained undeveloped and during the ten years since the lots were platted Hubbell has had no interest from any buyers in developing the property as a commercial site.

Temple asked if these be taxed as apartments or condominiums. Niebuhr answered that plans have not gotten that far along yet to determine that. Petersma commented that it can probably be assumed that they will be assessed as residential.

Niebuhr explained that each unit will have geothermal pump and will be very energy efficient. The buildings will be over 60% brick or stone on the front and sides with cement fiber siding for the remaining siding materials.

Robertson asked if the buildings will be "green". Niebuhr answered that they will not have LEED certification but will be very energy efficient.

Robertson opened the meeting to public input at 7:12 p.m. None was received. Robertson closed the meeting to public input at 7:13 p.m.

Petersma asked about the building materials. Doug Wells, Wells Architects, 756 9th Street, Des Moines presented elevation drawings and a materials samples for the exterior elements. Materials will include cultured stone, asphalt shingles, and cement fiber siding.

Moran noted that as the residents will be retired and are unlikely to have children, there will not be any added burden to the school district.

Motion by Petersma seconded by Jeske to approve PZ Case No. 10-02; Johnston Commons PUD Amendment.

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

6. Other Business

- **Update on the status of the Johnston Comprehensive Plan Update**

Wilwerding noted that there will be a pinup session at H.R. Green's office from 4 to 6 pm pinup on February 17th and Commission members are encouraged to attend. There will be a joint City Council, P&Z and Comprehensive Plan Advisory Board meeting at the library at 6 pm on February 24th.

7. Adjournment.

The meeting adjourned at 7:17 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary