



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, June 28, 2010

AGENDA:

1. Call to Order

Robertson called the meeting to order at 7:05 p.m.

2. Roll Call

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
Present	X	X	X				X
Absent				X	X	X	

City Staff Present: Jim Sanders, David Wilwerding, Dustin Powers, 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 April 26th, 2010.

Motion by Johnson seconded by Robertson to approve the minutes of June 14, 2010.

Roll Call Vote:

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

5. Amendment No. 4 to the East Central TIF Urban Renewal Plan; Determine if proposed Amendment No. 4 is in conformance with the general plan for development in Johnston.

Jim Sanders presented the staff report.

Robertson asked if this could this be used to extend sanitary sewer into an unserved neighborhood. Sanders replied that this could help pay for some infrastructure extensions within the urban renewal area. This is not automatically given to a developer; the City Council determines on a case by case basis whether to allow it.

Wiskirchen asked how these would dollars support a new city hall or fire station, for example. Sanders replied that any development can increase tax dollars. The Merle Hay Road Redevelopment Study determined that north of 62nd there is currently approximately \$5 million in taxable value, however if that area develops according to the plan the tax value could increase to \$60 million, some of the tax flow generated could then be used to fund public projects.

Wiskirchen inquired if there have been requests for any TIF in this area. Sanders responded that there has been nothing on Merle Hay Road, but there have been some along NW Beaver Drive.

Wiskirchen asked how much discretion the city has on what projects develop. Sanders responded that the City Council has discretion on whether to approve a request, projects must happen within the district and meet certain criteria. The district area has decreased in size over time, for example all of Johnston Commons was included at one time.

Temple inquired about the parcels being removed in upper left. Sanders responded that those are parcels that have not received TIF and have developed as residential projects.

Moran arrived at 7:18 p.m.

Robertson – improve neighborhoods? Sanders all TIF in past has been for commercial areas,

Wiskirchen inquired if adding infrastructure for the developer it can help neighboring areas. Sanders replied yes, for example Johnston Station project got street, sewer and water extended further along Pioneer Parkway and NW 55th Avenue and so those services are no in a position to be extended if desired.

Motion by Temple seconded by Wiskirchen to approve Amendment No. 4 to the East Central TIF Urban Renewal Plan.

Roll Call Vote:

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

6. Chapter 171 Zoning – Site Plan Requirements; Discuss amending the Johnston revised ordinances of 2007 by adding Administrative Approval for minor modifications to Chapter 171 Zoning – Site Plan Requirements [Discussion only]

Dustin Powers presented the staff report.

Wiskirchen inquired who the Zoning Administrator is. Wilwerding responded that the Zoning Administrator is the Community Development Director.

Wilwerding explained that this is sometimes already done for minor items but this amendment will formally allow staff to review such items.

Moran inquired why the language does not use Community Development Director. Wilwerding replied that it is to be consistent with the language in the rest of the code, technically the Zoning Administrator could be another city staff member if that duty was assigned to another position.

Temple commented that his only issue is on architectural items, there needs to be a way to ensure that materials are not approved that were not previously approved.

7. Section 166.27 – Fences, Walls and Vision Clearance; Discuss amending the Johnston revised ordinances of 2007 by adding text amendments Section 166.27 – Fences, Walls and Vision Clearance [Discussion only]

Dustin Powers presented the staff report.

Wilwerding explained that city staff has had numerous requests for six foot fences in the front yard on corner lots and have tried to address these in the past via the variance process but that is not the proper tool for dealing with such requests.

Temple requested explanation of the graphics shown in the packet. Powers explained the graphics.

Wilwerding noted that this amendment still does not grant a fence by right, the request still has to go to before the Board of Adjustment for review and approval, neighboring property owners would receive notice of the request, etc.

8. Other Business

Wilwerding advised that agenda for the July 12th meeting will include the rezoning request for Pioneer. Temple inquired if there was a timetable for the site plan yet. Wilwerding explained that Pioneer is hoping to time the site plan and plat review so that the plat, site plan and final reading of the rezoning will all fall on the agenda for the September 7th City Council meeting.

9. Adjournment.

The meeting adjourned at 7:50 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary