



**PLANNING & ZONING COMMISSION**

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

Minutes  
Regular Meeting: Monday, January 14, 2008

**AGENDA:**

**1. Call to Order**

Robertson called the meeting to order at 7:00 p.m.

**2. Roll Call**

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Johnson
<b>Present</b>	X	X	X			X	X
<b>Absent</b>				X	X		

**City Staff Present:** David Wilwerding, Aaron Wolfe, Steven Witmer

**3. Approval of Agenda**

Motion by Petersma to approve the agenda.

**Voice Vote:**

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Johnson
<b>Aye</b>	X	X	X			X	X
<b>Nay</b>							
<b>Abstain</b>							

**4. Approval of Meeting Minutes:** Regular meeting of June 28<sup>th</sup>, 2008.

Motion by Petersma to approve the minutes of the regular meeting of June 28<sup>th</sup>, 2008.

**Roll Call Vote:**

	Robertson	Wiskirchen	Temple	Moran	Schillinger	Petersma	Johnson
<b>Aye</b>	X	X	X			X	X
<b>Nay</b>							
<b>Abstain</b>							

**5. PZ Case No. 08-29; Pinewood Glen Plat 3 Final Plat;** The applicant, Jerry’s Homes, is proposing to subdivide a 29.98 acre lot into 81 single family residential lots. The subject property is zoned R-1(60), however the developer has entered into a development agreement with the city to restrict the minimum lot width to 75 feet along the western boundary and 65 feet in the remainder of the development. The subject property is located between NW 60<sup>th</sup> Avenue and Pine Ridge Street, approximately 750 feet south of NW 62<sup>nd</sup> Avenue.

David Wilwerding presented the staff report.

Motion by Temple seconded by Petersma to approve PZ Case No. 08-29; Pinewood Glen Plat 3 Final Plat with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. A Storm Sewer Easement should be provided for the intake at the northwest corner of Lot 7.

**Roll Call Vote:**

	<b>Robertson</b>	<b>Wiskirchen</b>	<b>Temple</b>	<b>Moran</b>	<b>Schillinger</b>	<b>Petersma</b>	<b>Johnson</b>
<b>Aye</b>	<b>X</b>	<b>X</b>	<b>X</b>			<b>X</b>	<b>X</b>
<b>Nay</b>							
<b>Abstain</b>							

**6. Other Business**

- Discussion of Chapter 166.35 of the Zoning Ordinance regarding Architectural Standards.

Aaron Wolfe presented the staff report.

Temple explained that the current architectural requirement for brick grew from concerns expressed during the creation of the 1998 Comprehensive Plan. He is still in favor of the current ordinance but would also be open to including an option for stone.

Wiskirchen agreed and suggested that the requirement be kept as brick but that a clause could be added to allow stone on a case-by-case approval.

Wilwerding noted that the current ordinance does not provide a definition of brick and suggested that an amendment could include a definition.

Petersma suggested consideration of other masonry products and noted that his office on NW 86<sup>th</sup> and the Community State Bank on Merle Hay both include masonry products that look very nice but do not meet the brick requirement.

Petersma noted that his reading of the language of the current ordinance indicates that other materials can already be allowed upon approval. Temple replied that that was intended to apply to the other permanent materials but not the brick requirement.

Discussion followed. Consensus reached to investigate adding a provision to allow stone or other masonry products upon review and approval by the Commission and City Council.

**7. Adjournment.**

Robertson adjourned the meeting at 7:31 p.m.

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Dick Robertson, Chairman

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David Wilwerding, Secretary