



PLANNING & ZONING COMMISSION

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

Minutes
 Regular Meeting: Monday, July 28th, 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
Present	X		X			X	X
Absent		X		X	X		

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

3. Approval of Agenda

Motion by Petersma seconded by Johnson to approve the agenda.

Voice Vote:

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

4. Approval of Meeting Minutes: Regular meeting of July 14th, 2008.

Motion by Johnson seconded by Petersma to approve the minutes of the regular meeting of June 28th, 2008.

Roll Call Vote:

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

5. Election of Officers

Motion by Petersma seconded by Temple to nominate Robertson as Chair of the Commission.

Roll Call Vote:

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

Motion by Temple seconded by Johnson to nominate Petersma as Vice Chair of the Commission.

Roll Call Vote:

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

6. PZ Case No. 08-31; 8711 Thomas Avenue Site Plan; The applicant, Thomas Avenue Enterprises, is proposing to construct a 6,500 square foot single story office building on Lot 4, Windsor Office Park Plat 1. The subject property is zoned as part of Parcel C of the Windsor Office Park PUD, which allows PC (Professional Commerce) Zoning District uses. The subject property is located on the north side of Thomas Avenue in Windsor Office Park.

Ashley Moncado presented the staff report.

Temple asked about the businesses that would be using the building. Matt Cole, Sinclair-Hille Architects, explained that the occupants would be Executive Resources, a staffing service, and Logic Box, a software company.

Petersma asked for clarification on the location of the lot in the PUD. Wilwerding responded.

Temple asked for clarification of which items on the Veenstra & Kimm letter of July 22nd had been addressed at this time. Wilwerding explained that V&K does not have great concern, the items are more for clarification.

Eric Keenan, Snyder & Associates, explained that originally the stormwater calculations were done using the Rational Method but V&K requested that they use a modeled flow or routed method.

Petersma asked if the driveway had been relocated away from the intake. Keenan replied yes.

Motion by Johnson seconded by Robertson to approve PZ Case No. 08-31; 8711 Thomas Avenue Site Plan, with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Applicant shall provide clarification of storm sewer items as requested in the Veenstra and Kim letter dated July 22, 2008 prior to issuance of a building permit.
3. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
4. Applicant shall indicate total wall area of each elevation and the square feet of each type of building material on the building elevations, prior to the issuance of a building permit.

Roll Call Vote:

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

7. Other Business

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

Aaron Wolfe presented the staff report.

Robertson commented that he agrees with the proposed amendment language. Temple agreed.

Petersma expressed concern that the language is still too narrow and suggested that similar masonry products be added in addition to stone. If the language is kept too narrow then the city will have the same problems with durable materials that look good but cannot be used because they do not meet the ordinance.

Johnson asked for a definition of stone. Wolfe responded that presently there is no definition in the ordinance for either stone or brick.

Discussion followed.

Robertson noted that only four Commission members are present and it might be advisable to discuss this issue further when the full Commission is present to get everyone's views. Petersma commented that it would be better to keep the process moving and suggested that this proposed language and also alternative language that would allow masonry products be submitted to the City Council for consideration.

Consensus reached to send the original language and also Petersma's suggested alternative language to the City Council for consideration.

8. Adjournment.

Robertson adjourned the meeting at 7:50 p.m.

Dick Robertson, Chairman

David Wilwerding, Secretary