



PLANNING & ZONING COMMISSION

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

Minutes
Regular Meeting: Monday, August 11th, 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	X	X
Absent			X				

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

3. Approval of Agenda

Robertson called for a vote to approve the agenda.

Voice Vote:

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

4. Approval of Meeting Minutes: Regular meeting of July 28th, 2008.

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

Roll Call Vote:

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

5. PZ Case No. 08-32; Johnston Public Works Motor Storage Building, 6400 NW Beaver Drive, The applicant, City of Johnston Public Works Department, is proposing to construct a 3,000 square foot single story motor vehicle storage building addition and a 6,100 square foot, single story office building along the northwest side of the current Johnston Public Works site. The subject property is located west of NW Beaver Drive and north of NW 64th Avenue and is zoned M-1 Light Industrial.

Ashley Moncado presented the staff report.

Moran asked if the public will have access to these buildings or will it be staff access only. Dave Cubit, Public Works Director, City of Johnston, responded that generally at this time only staff will have access, the reception area shown on the plan is for possible future use. At this time the main public access will be at the main office.

Petersma asked if any comments from the public had been received. Moncado responded that one neighboring property owner had contacted staff with concerns about the buffer but staff had explained that the buffer will not be negatively impacted.

Robertson opened the meeting to public comment at 7:07 p.m. No public comments were received. Robertson closed the meeting to public comment at 7:08 p.m.

Motion by Schillinger seconded by Moran to approve PZ Case No. 08-32; Johnston Public Works Motor Storage Building, 6400 NW Beaver Drive with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. 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.
3. Applicant will need to identify the location of the sprinkler connection on the site plan with a hydrant located within 100 feet of the connection.

Roll Call Vote:

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

6. PZ Case No. 08-35; Amendment to Chapter 166.35 of the Zoning Ordinance regarding Architectural Standards. Consider amending the Zoning Ordinance to add stone as an allowed major architectural element along Merle Hay Road, NW 86th Street and NW 62nd Avenue.

David Wilwerding presented the staff report. Wilwerding noted that one item of correspondence has been received from Heartland Brick Council regarding the proposed amendment and a copy has been supplied to the Commission.

Johnson if stone will be defined. Wilwerding answered that it has been discussed. The Heartland Brick Council recommended defining it as natural stone, but in the past elements have been approved that are not clay-fired brick but have the appearance and durability of brick.

In those cases the applicants have been required to bring in product samples and specifications to demonstrate to staff, Commission and City Council that it would have an appearance and durability comparable to brick. Staff envisions a similar process for any proposed stone products and applicants would have to demonstrate a products durability and aesthetic appearance.

Moran wondered if the goal is for the appearance of brick or the durability. There are buildings in town that have the appearance of brick but did not use brick. Sometimes keeping to the same style can become monotonous. To allow some durable alternatives can allow some variability.

Petersma advised that he still feels the ordinance is too narrow.

Wiskirchen asked if the recent Dairy Queen renovation would have used natural stone or manufactured stone. Wilwerding replied that he is not sure without looking at the file but it was probably a manufactured stone. Wiskirchen explained that he like the look of that project and would prefer not to narrow the requirement to natural stone in order to allow flexibility.

Petersma commented that the recurring theme he heard back when the original ordinance was discussed was the desire for a product that would look as good as new years later even without maintenance. That way if a building owner neglected the building maintenance the exterior would still look good despite the neglect compared to a siding that might need paint or other maintenance that would look bad after six or seven years. At the time the focus zeroed in only on brick as such an acceptable material which was unfortunate because there are other durable materials that need minimal maintenance. Petersma passed around a copy of the Community State Bank on Merle Hay Road and noted that he feels that this is one of the best looking buildings in the city and yet it could not be approved today. All of the masonry on the bottom is more expensive than brick and is called architectural masonry product. It is laid up just like brick and is part of the wall but it is not stone or brick and so is not permissible under the old or the proposed ordinance. Petersma showed a sample of the product and explained that he feels the ordinance is still too narrow because it does not allow materials like this that look good and are durable but are not brick or stone.

Motion by Wiskirchen seconded by Schillinger to approve PZ Case No. 08-35; Amendment to Chapter 166.35 of the Zoning Ordinance regarding Architectural Standards.

Roll Call Vote:

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

7. Other Business

Wilwerding advised that the tour of the Camp Dodge facilities will be on Friday.

Wilwerding updated the Commission on upcoming projects.

Wilwerding noted that this will be Ashley Moncado's last meeting and she will be beginning graduate school.

8. Adjournment.

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

Dick Robertson, Chairman

David Wilwerding, Secretary