

## REGULAR NORWALK PLANNING AND ZONING MEETING 01-08-2018

### Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, January 8, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Judy McConnell, Donna Grant, John Fraser, Brandon Foldes and Barbara Bellizzi. Absent: Elizabeth Thompson

Staff present included: Luke Parris, Community Development Director, Hillarie Ramthun, Community Development Coordinator and Elliot Klimowski, Intern. Brian Baker, the City Council liaison was also present.

*(Thompson arrived at 5:46 p.m.)*

### Approval of Agenda – 18-01

Motion by Bellizzi and seconded by Grant to approve the agenda. Approved 6-0.

### Approval of Minutes – 18-02

Motion by Bellizzi and seconded by Fraser to approve the minutes from the December 11, 2017 meeting. Approved 6-0.

Chairperson McConnell welcomed the 3 guests present.  
With no one wishing to speak, McConnell moved onto the first item of business.

### New Business

#### Public Hearing and consideration of a zoning amendment to add a section related to Cellular Communications Towers to the City of Norwalk zoning ordinance –18-03

Public Hearing opened at 5:48 p.m.

Parris explained the draft that was created in 2013 that specifically addressed the siting and development of Cellular Communications Towers in Norwalk. The ordinance was finalized in 2014, and could have been adopted into the City's Zoning Ordinance. Before the City could consider adopting the amendment, the state announced potential legislative changes to state law that could have an impact on the amendment. In spring of 2017, the City received a request to place a tower pole in the public right-of-way along Iowa Highway 28. The City adopted a six month moratorium to allow for research time to address requests. In May of 2017, the Governor signed a bill that amends the Iowa Cell Siting Act to allow certain types of cell towers in the public right of way. The City Attorney, Jim Dougherty, spoke and explained further what was written and why. Public Hearing closed at 6:03 p.m.

McConnell entertained a motion. Grant motioned to approve the zoning amendment. Thompson seconded.

Approved 6-0

#### Request from the Norwalk Community School District to approve the Preliminary Plat of the Norwalk Elementary #3 Plat

##### –18-04

Parris explained the Preliminary Plat and the maps that show parking and infrastructure. Parris addressed the concerns of North Avenue and traffic flow as well as the traffic study that had taken place months ago. Dougherty spoke to address the concerns as well and explained City Council shared same concerns and required the traffic study. Parris explained that as construction continues toward the west the traffic issue will be revisited. A reduction in speed west of the school site on Iowa Highway G14 was passed at the January 4th Council meeting.

David Bentz, Bishop Engineering, 3501 104th Street, Des Moines, approached the dais. Bentz explained the looped driveway which acts as a cuing area.

Motion by Bellizzi to approve the Preliminary Plat. Seconded by Grant with recommendation to pay special attention to traffic flow and work out those issues prior to construction. Approved 6-0

*(Thompson left at 6:24 p.m.)*

**Request from the Norwalk Community School District to approve the Site Plan for the Norwalk Elementary #3 Plat**

**-18-05**

This is a request to approve the Site Plan for the Norwalk Community School Districts new elementary school south of W. North Avenue and west of the City Water Tower. Parris explained the Site Plan and what will be projected by the School District and the traffic study performed by a third party to expand W. North Avenue to add turn lanes. David Bentz spoke regarding the almost mile long driveway and cuing area which would help eliminate the overflow of traffic sitting on W. North Avenue. P&Z Commissioners inquired about the parking and number of stalls in conjunction with the number of students and staff at the new school. Tom Wallen, FRK Architects, 2600 Westown Parkway, West Des Moines, interpreted what the NCSD will plan for the new school as a swing school for a short time and clarified what is expected for the parking lot and driveway situation.

Grant made a motion to approve the Site Plan for the Norwalk Elementary #3 Plat. Fraser seconded.

Approved 5-0

**Future Business Items-**

Stark Property

North Shore Preliminary Plat

Sign Ordinance Revisions

Private Street Code Language

Walkability Design

Affordable Housing Research

**City Council Update-** No update

**Next meeting Date – January 22, 2018.**

**Adjournment – 18-06**

Motion by Bellizzi and seconded by Fraser to adjourn the meeting at 6:46 p.m. Approved 5-0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director