

REGULAR NORWALK PLANNING AND ZONING MEETING 01-22-2018

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 22, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Judy McConnell, Elizabeth Thompson, John Fraser, and Barbara Bellizzi. Absent: Brandon Foldes and Donna Grant

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.

Approval of Agenda – 18-07

Motion by Thompson and seconded by Fraser to approve the agenda. Approved 4-0.

Approval of Minutes – 18-08

Motion by Fraser and seconded by Bellizzi to approve the minutes from the January 08, 2018 meeting. Approved 4-0.

Chairperson McConnell welcomed the 2 guests present.
With no one wishing to speak, McConnell moved onto the first item of business.

New Business

Request from Ryan and Nicole Boyington to approve the Minor Subdivision Plat for the Reserve at Middle Creek-18-09

The City received, reviewed, and approved a Neighborhood Sketch Plan in June of 2016 for a potential subdivision outside of City limits. Location of proposed development is north of Twin Lakes Subdivision and east of 80th Avenue. Property was acquired to split into 3 residential lots. The City requested a driveway easement shown of sufficient width to allow for any future street, also sanitary sewer easement identified for future sanitary sewer main.

Ryan Boyington, 204 SW Oakmont Street, Ankeny approached the dais and spoke regarding the reason why it has taken so long to bring anything back to P & Z. Boyington explained some changes due to a pipeline easement after finding out a gas pipeline runs through the property. Bellizzi asked how deep the pipe was in the ground. Boyington thought 6' deep. McConnell asked if it was okay to drive over, Boyington said it was. McConnell asked Parris if City Staff had checked again with Fire & Police Departments. Parris said all was well with both departments.

McConnell entertained a motion. Bellizzi motioned to approve the Minor Subdivision Plat for the Reserve at Middle Creek. Thompson seconded.

Approved 4-0

Request from Hubbell Properties, LLC and McClure Engineering to approve the Preliminary Plat of Legacy Circle Villas Plat 2

-18-10

This request from Hubbell Properties, LLC would create 36 residential lots and a private street right-of-way for Sawgrass Drive and also would pave the public street right-of-way for Colonial Circle. Elliot Klimowski presented and gave staff recommendations. Caleb Smith, McClure Engineering, 1360 NW 121st Clive, answered Commissioners questions regarding setbacks for the lots.

Motion by Bellizzi to approve the Preliminary Plat. Seconded by Fraser. Approved 4-0

Future Business Items-

Intro to Planning and Zoning Workshop—April 2nd at 6:00 p.m. –Ankeny
Stark Property

Sign Ordinance Revisions—Project Finance Signs
Private Street Code Language
Walkability Design
Affordable Housing Research—Housing Trust Fund

City Council Update- Council discussed Project Finance Signs.

Next meeting Date – February 12, 2018.

Adjournment – 18-11

Motion by Fraser and seconded by Bellizzi to adjourn the meeting at 6:19 p.m. Approved 4-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director