

REGULAR NORWALK PLANNING AND ZONING MEETING 02-14-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Wednesday, February 14, 2018. The meeting was called to order at 12:02 p.m. by Chairperson Judy McConnell. Those present at roll call were Judy McConnell, Donna Grant, Brandon Foldes and Barbara Bellizzi. Absent: Elizabeth Thompson and John Fraser.

Staff present included: Luke Parris, Community Development Director, and Elliot Klimowski, Intern.

Approval of Agenda – 18-12

Motion by Foldes and seconded by Bellizzi to approve the agenda. Approved 4-0.

Approval of Minutes – 18-13

Motion by Bellizzi and seconded by Foldes to approve the minutes from the January 22, 2018 meeting. Approved 4-0.

Chairperson McConnell welcomed the guests present.

With no one wishing to speak, McConnell moved onto the first item of business.

New Business

Request from United Properties Invest Co, LC and Civil Design Advantage to approve the Final Plat of Marketplace at Echo Valley Plat 2

-18-14

The request would create a commercial lot at the northeast corner of Beardsley Street and Marketplace Drive. There are no buffering requirements for this mixed-use parcel. Parkland dedication agreement was drafted during the development of the original Marketplace Plat and is intended to be carried out comprehensively as part of the entire Echo Valley PUD development area. Staff recommends approval of the Final Plat of Marketplace at Echo Valley with conditions of applicant will provide all supporting documentation required by Norwalk Subdivision Regulations and any significant modifications to the final plat would have to be reviewed and approved by the Planning and Zoning Commission as well as City Council.

Grant motioned to approve the Final Plat at Marketplace at Echo Valley Plat 2. Foldes seconded. Approved 4-0

Request from the City State Bank to approve the Site Plan for the City State Bank at 1225 Colonial Parkway –18-15

This request is to approve the site plan for the new City State Bank building at 1225 Colonial Parkway. Building accommodations will include both the bank and a retail space for one tenant. The site will be accessed from Colonial Parkway. The bank drive-thru will be located on the east side of the building, potential drive-thru lanes are shown on the site plan to accommodate a retail user that may request this access. The Farms of Holland PUD required a north/south trail along Iowa Highway 28. It was determined that it would be cost prohibitive for the City to extend the trail to the north due to the addition of a bridge to cross a drainage way. As an alternative the applicant would provide funds equal to the City to assist in the development of a north/south trail through Elizabeth Holland Park. City Staff recommends approval with conditions; the site development and building construction follow all City code regulations, any significant modifications to the site plan must be reviewed and approved by the Planning & Zoning Commission as well as City Council, the applicant and City continue to work on the median cut, and the applicant will agree to finalize an agreement with the City in relation to waiving the construction of the 10' trail along Iowa Highway 28.

(Thompson arrived at 12:13 p.m.)

Motion by Bellizzi to approve the Site Plan with conditions listed, and seconded by Grant.
Approved 5-0

**Request from Platinum Homes, LLC to approve the Final Plat re-plat of Arbor Glynn Plat 5
-18-16**

This re-plat of the Final plat for Arbor Glynn includes Plats 1, 2, & 3. The original shows two family townhomes as well as single family lots. The re-plat encompasses all the two-family lots and single family lots which will be re-platted into 11 Single family lots.

Motion by Grant to approve the Final Plat re-plat of Arbor Glynn Plat 5 and seconded by Thompson
Approved 5-0

**Request from Norwalk Community School District to approve the Norwalk Middle School Addition
and Renovation -18-17**

This request would add approximately 8640 square feet of space to the east side of Norwalk Middle School and add paved walkways. Paved walkways and paved handicap parking stalls will also be added to the baseball/softball diamond area replacing part of the gravel parking surface. Per City Zoning Ordinance Section 17.40.030, the gravel parking surface should be paved at some point in the near future. Staff has requested an official plan statement be presented by the developer to confirm a timeline of when the paving will be completed. Kate Baldwin, Business Manager for Norwalk Community School District, 308 Wright Road, approached the dais and spoke. Baldwin explained that the gravel surface would be paved but it would not all be done at one time when the addition happens. It was requested that documentation be provided to ensure that the area would be paved in the future.

Motion by Grant to approve the Norwalk Middle School Addition and Renovation and seconded by Bellizzi. Approved 5-0

Future Business Items-

Intro to Planning & Zoning Workshop – April 2nd @ 6:00 PM -- Ankeny

Stark Property

Sign Ordinance Revisions – Project Finance Signs

Walkability Design

Affordable Housing – Housing Trust Fund

City Council Update- No update

Next meeting Date – February 26, 2018.

Adjournment – 18-18

Motion by Bellizzi and seconded by Foldes to adjourn the meeting at 12:40 p.m. Approved 5-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director