

REGULAR NORWALK PLANNING AND ZONING MEETING 03-26-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, March 26, 2018. The meeting was called to order at 5:45 p.m. by Barbara Bellizzi. Those present at roll call were Donna Grant, John Fraser, Barbara Bellizzi and Elizabeth Thompson. Absent: Brandon Foldes and Judy McConnell

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

Approval of Agenda – 18-26

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

Approval of Minutes – 18-27

Motion by Fraser and seconded by Grant to approve the minutes from the February 26, 2018 meeting. Approved 4-0.

New Business

Public Hearing and recommendation regarding zoning amendment to rezone approximately 8 acres of property in the Dobson Planned Unit Development from R-4 High Density Multiple-Family Residential to R-1(60) Single Family Residential; The 8 acres under consideration is located in the area north of Wright Road and west of Iowa Highway 28.

-18-28

The Dobson Planned Unit Development located northwest of Iowa Highway 28 and Wright Road was originally approved by the City in 2004 and included four development parcels; one parcel was Single-Family Residential, one was Commercial and two parcels were Multi-Family. In 2015 a developer purchased the Commercial portion of the Dobson PUD and then approached the City with the concept of rezoning it to be Single-Family Residential because Commercial didn't seem to be viable in that location. In 2016 through 2017 an update to the Land Use Chapter of the City's Comprehensive Plan was completed, and included a revision to the City's Future Land Use Map. Due to an inconsistency between the previous Future Land Use Map of 2013 and the one from 2016, City Staff presented the issue to the City Council in February of 2018. The Council motioned to have the Planning and Zoning Commission review and consider a potential rezoning of the property to a zoning district that would be compatible with Low Density Residential Land Use in the category of R-1 and R-F districts.

Legal counsel for the property owner requests that the item be tabled at this time to allow the property to propose an alternative concept that may be acceptable to all parties. Staff also recommends tabling the recommendation to allow for the concept to be presented.

Public Hearing opened at 5:51 p.m.

Lou Hockenbergh, Attorney representing KBK Investments; Todd Bordenero, 102 Braeburn Circle; Brent Cooper, 101 Orchard Trail; Greg Staples, 117 Orchard Trail; and Kelly Cortum, 520 Crescent Lane all spoke.

The Public Hearing was closed at 6:08 p.m.

Grant motioned to table the amendment to rezone the Dobson PUD. Fraser seconded.

Tabled-4-0

Consideration and recommendation on a request from Michael Foods to approve the grading plan for the Michael Foods Industrial Site

-18-29

Gleeson Constructors and Engineers, LLC submitted a site plan to the City for the development of Michael Foods on the City's Certified Industrial Site. The developer and the City are in the middle of the review process. The developer requested the ability to begin site grading as soon as possible and has asked the City to approve the grading plan ahead of the finalization of the site plan so that the preliminary grading work can be completed. This approval would allow the developer to start site grading on March 27, 2018. Staff recommends approval as long as all conditions mentioned in the agenda statement are followed.

Motion by Grant and seconded by Thompson to approve the grading plan request from Michael Foods for the Michael Foods Industrial Site.

Approved 4-0

Consideration of a recommendation to the City Council regarding the proposed Urban Renewal Plan amendment for Michael Foods site within the City's Certified Industrial Site -18-30

The City is currently working on a development agreement related to use of TIF dollars to provide an annual rebate to Michael Foods, prior to this utilization taking place, the City is required to amend the City's Urban Renewal Plan to include details on the project. The amendment reads: "...the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to M. G. Waldbaum Company d/b/a Michael Foods Egg Products Company (the "Company") in connection with the construction of new manufacturing and distribution facilities for the use in the Company's business operations in the Urban Renewal Area; and (b) using tax increment financing to pay the costs of constructing street and sanitary sewer system improvements on and along Delaware Street to facilitate commercial and industrial development."

City Staff reviewed the amendment and believes that it conforms to the City's Comprehensive Plan.

Motion by Grant and seconded by Thompson.

Approved 4-0

Consideration and recommendation on a request from Hubbell Properties, LLC to approve the Preliminary Plat and Site Plan for the Brownstones at the Legacy Plat 10

-18-31

This recently rezoned R-3 Medium Density, Multiple-Family Residential area at the Legacy development would create a 34 lot subdivision in the Brownstones adding private street right-of-way for Hazeltine Place and Oakmont Place. Currently, the plat meets all the City's requirements and is to be lit by lights attached to each residential unit rather than additional lighting fixtures for Outlot A or any of the private drives. Police Chief Staples expressed concerns about policing Outlot A, the common space in the middle of the plat. A recommendation from Community Development and Chief Staples believe the common area would be self-policed due to the density and location, but the developer may consider a way for visitor parking to face the Outlot in case of an emergency.

Fraser and Grant expressed concern about the lights on residential units noting that other Brownstones are not in compliance with the leaving the lights lit as required by City Ordinance. Caleb Smith, McClure Engineering spoke.

Motion made by Grant to approve the request of the Preliminary Plat and Site Plan for the Brownstones at Legacy Plat, from Hubbell Properties, LLC with the recommendation that compulsory lighting be enforced and seconded by Thompson.

Approved 4-0

Consideration and recommendation on a request from Rowe Electronics to approve the Site Plan for the addition of a storage building at 339 Hakes Drive—18-32

This is a request from Rowe Electronics to approve the site plan for a new storage building at their facility. A setback variance request was granted in 2017 by the Board of Adjustment to set the front setback at 30'. The site plan that was submitted meets all code requirements; staff recommends approval as long as the development and building follow all City code regulations.

Motion by Thompson and seconded by Grant to approve the Site Plan for the addition of a Storage Building at 339 Hakes Drive.

Approved 4-0

Review and discussion on the proposed Comprehensive Plan Future Land Use Plan Map amendment for property south of Iowa 5 and east of 50th Street.

Due to an inconsistency related to the Stark Property (50th and County Line Road) and the property to the east which are zoned I-C, Industrial Commerce and PC, Professional Commerce, City Council had directed staff to collect specific public input to determine what action should be taken moving forward; according to the 2016 Future Land Use Map, the properties in question were identified as Low Density Residential.

October of 2017 Staff published the online survey for residents to provide public feedback as well as held a public meeting later that month to discuss and receive additional feedback. There was a significant response to the survey which indicated the desire for more intense development and to increase and diversify the tax base of the community. The recommendation would be to amend the Future Land Use Map and the Comprehensive Plan and rezone the properties to A-R Ag Reserve until a development proposal comes forward. Special attention to ensure that the transportation network and Stormwater runoff are well thought out in all future development processes. Steve Gillotti, Eco-Tech Construction, LLC spoke on behalf of the North Shore project.

City Council Update-Baker spoke about the vote regarding the Hughes Farm amendment of the Official Zoning Map to rezone certain property from the PUD.

Next meeting Date – April 9, 2018.

Adjournment – 18-33

Motion by Grant and seconded by Fraser to adjourn the meeting at 7:52 p.m. Approved 4-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director