

REGULAR NORWALK PLANNING AND ZONING MEETING 04-09-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, April 09, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were John Fraser, Barbara Bellizzi, Brandon Foldes and Elizabeth Thompson. Absent: Donna Grant

Staff present included: Elliot Klimowski, City Planner, and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 18-34

Motion by Bellizzi and seconded by Thompson to approve the agenda. Approved 5-0.

Approval of Minutes – 18-35

Motion by Fraser and seconded by Bellizzi to approve the minutes from the March 26, 2018 meeting. Approved 5-0.

New Business

Discussion regarding potential Future Land Use change for property west of McAninch Sports Complex

Land consisting of approximately 80 acres located west of Iowa Hwy 28 and north of Delaware Street was recently approved in the City's budget to be fed sanitary sewer and water service. Because of this, developers have shown interest in the property.

At the March 29, 2018 Council Work Session, the Council considered several questions: (1) Land Use Issues-will the land be annexed and rezoned in a way that varies from the Comprehensive Plan? The Council felt the land west of McAninch may be a good place to develop high density workforce housing rather than the potential park expansion. (2) Should this area be in a sanitary sewer assessment district? The Council was in favor of creating a sanitary sewer assessment district to assist in the cost of expanding sewer in the area. (3) Is the City interested in an accelerated construction schedule for Phase 3 of the sewer project? This would mean doing all work as one project instead of dividing across two fiscal years. The Council did not feel that the construction of Phase 3 should be accelerated but felt the expansion should remain as Phase 2 funded in Fiscal Year 2019 and Phase 3 to be funded in Fiscal Year 2020. The sewer is expected to be installed and completed in the middle of 2019. (4) Should the City extend the sanitary sewer if we decide to extend the Delaware Street pavement? The Council did decide to an amendment to the Delaware Street sewer project to install sewer through the end of the Michael Foods site in conjunction with the Delaware Street pavement project.

Klimowski asked P&Z to consider what types of land uses may be appropriate for the area west of McAninch Sports Park.

Thompson expressed concern of parks being put on the back burner.

McConnell discussed workforce housing and the fact that it would be ideal for the Industrial area to have close workforce housing.

Fraser talked about a park being cost prohibitive due to all the dirt work that would be needed.

Foldes suggested that we need more commercial use and tax income that can be used rather than more people which will outweigh the tax increase.

Discussion regarding draft zoning code amendment related to awnings

The renovators of 810 Main Street have requested to add an awning to the zero-lot line property. The awning would be entirely over the sidewalk, which is public right-of-way, because the building is a zero-lot line structure. At present, the Zoning Code does not have a specific section regarding the requirements of awnings, but rather awnings that have signs printed on them for businesses,

relating more closely to signs than awnings. With future prospects of possible walkable commercial areas and business districts, code requirements should be put in place to streamline the administrative process. Most cities in the metro area offered code language similar to Norwalk, Clive was the only city that does have a code section about awnings that does not read like it's meant for sign use.

Foldes and McConnell asked for language to be added regarding architectural guidelines and maintenance agreements if it becomes a Planning and Zoning item.

Foldes also added that it should be stronger language that requires construction standards that makes the awning part of the actual building.

Discussion regarding garage requirements in the City's zoning code

The City recently approved a text amendment to the Zoning Ordinance regarding the City's garage requirements for R-4 High Density Multi-Family Residential geared toward seniors such as independent living. During Council review and approval, Council expressed to revisit the code requirements involving garages for every type of housing.

Klimowski described a situation of decreasing the cost for builders by not requiring garages with each home and the future home owner could decide to build a home later.

Foldes and McConnell agree with not needing a garage requirement. Thompson expressed that it would be unique to each individual home owner and what they would need.

City Council Update-No update

Next meeting Date – April 23, 2018.

Adjournment – 18-36

Motion by Fraser and seconded by Thompson to adjourn the meeting at 6:40 p.m. Approved 5-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director