

REGULAR NORWALK PLANNING AND ZONING MEETING 04-23-2018

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 23, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Donna Grant, Barbara Bellizzi, and Elizabeth Thompson. Absent: John Fraser and Brandon Foldes

Staff present included: Luke Parris, Community Development Director, and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 18-37

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

Approval of Minutes – 18-38

Motion by Thompson and seconded by Bellizzi to approve the minutes from the April 9, 2018 meeting. Approved 4-0.

New Business

Public Hearing and consideration of an amendment to the Comprehensive Plan Land Use Chapter and Future Land Use Map for the area that is generally east of 50th Avenue and south of County Line Road. This amendment will change the Future Land Use category for the area from Low Density Residential to SubArea 2 with a mix of residential and office uses—18-39

Public Hearing opened at 5:48 p.m.

In July 2017 City staff met and discussed the possible development regarding the Stark property, 50th and County Line Road. The zoning at that time was identified as, I-C, Industrial Commerce, and P-C, Professional Commerce which would allow for light industrial and office uses. The 2016 Future Land Use Map identified the properties as Low Density Residential. The inconsistencies lead to a concern of becoming problematic and when presented to City Council, staff was advised to collect specific public input to determine an appropriate course of action moving forward.

October 19th staff published the online survey for residents to provide feedback and on October 26th staff held a public meeting to discuss the topic and receive additional feedback. The online survey closed on November 9th and MSA Professional Services compiled the results. In November and December, staff presented findings that in general, supported the current Future Land Use Map; however, there were a significant number of responses that indicated a desire to see a more intensely developed area that would increase and diversify the tax base of the community. Staff recommendation would be to develop an amendment to the Future Land Use Map to expand SubArea 2 to cover the properties currently identified as Low Density Residential. This amendment was to include text changes to the SubArea 2 page of the Comprehensive Plan to specify how the area might develop with special attention to the transportation network and water quality concerns. Zoning would need to be amended to remove the I-C and P-C designation and changed to A-R Ag Reserve until a development proposal was brought forward that matched the language about SubArea 2 development.

Staff has developed an amendment to both the Comprehensive Plan and the Future Land Use Map that provides a clearer intent while providing flexibility and ensures the transportation network and Stormwater runoff are well thought out in the development process. Staff recommends approval.

Steve Gillotti, Ecotech Construction, spoke.

Grant asked if a substation would be an option of something that could be placed on the properties. Parris explained that the zoning would need to be industrial.

Public Hearing closed at 5:54 p.m.

McConnell entertained a motion to approve the amendment to the Comprehensive Plan Land Use Chapter and Future Land Use Map. Grant motioned and Bellizzi seconded. Approved 4-0

Consideration of request from Michael Foods Inc. to approve the Site Plan for the Michael Foods facility at 101 Delaware Street—18-40

This is a request from Michael Foods, Inc for the approval of the site plan for Michael Foods processing facility located at 101 Delaware Street. Overall the site plan meets or exceeds the City's requirements for development. The City engineer and developer are working to set the final location of the employee parking driveway due to the power pole concern. In addition to that, the developer will need to submit the landscaping plan to staff prior to Council consideration. Staff recommends approval with these conditions as well as, the site development and building construction follow City code regulations and that any significant modifications to the site plan be reviewed and approved by the Planning and Zoning Commission and City Council.

Bellizzi motioned to approve the Site Plan for Michael Foods, Inc. Grant seconded. Approved 4-0

Discussion on policy regarding extra territorial review

State Code provides Cities with the authority to review within two miles outside of the City boundary to ensure orderly growth. The City's review authority is important in ensuring that development doesn't occur outside of City limits that would be inconsistent with the City's anticipated growth. The City's review and approval trumps any action of the County on a subdivision.

At present, the City's Future Land Use Map only extends to the North River and creates an area outside of the City's planned growth area that is lacking a plan; therefore, the City does not have much review authority to deny any proposed subdivision of property. The recommendation is that the City could amend the Future Land Use Map in the Comprehensive Plan to expand the Future Land Use boundary to include the City's entire Two-Mile Review boundary. The City could determine the desired use of the area or could simply identify the areas as agricultural use in the future; this would provide the City with more leverage to deny future problematic rural subdivision.

Discussion on development proposal and potential land use change for the Koethe property south of Warrior Run Golf Course

A development proposal was recently received by the City for property south of North Avenue and west of East 27th Street. The recently annexed land currently owned by Lamar Koethe, consists of about 70 acres. At present, the City's Future Land Use Map in the Comprehensive Plan has the property identified as primarily High-Density Residential with Residential and Commercial Flex space along North Avenue and East 27th Street. A developer proposed a concept to develop the majority of the property as narrow single-family residential lots, which would be affordable to the average worker. An amendment to the Future Land Use Map as well as a PUD zoning document with a description of bulk regulations for narrow lots would be required.

Workforce housing has been a discussion within the City and takes on many different forms such as: multi-family apartments, townhomes, and affordable single-family homes. To provide affordable housing, the City needs to be flexible on bulk regulations to reduce the input cost to development. Parris showed the Commissioners areas in New York and Florida where the narrow lots exist and that property can be developed with an aesthetic appeal. The Commissioners as well as the Chair were all in agreement that the areas shown by Parris were appealing and would be beneficial to the City.

City Council Update-No update

Next meeting Date – May 14, 2018.

Adjournment – 18-41

Motion by Bellizzi and seconded by Grant to adjourn the meeting at 6:34 p.m. Approved 4-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director