

REGULAR NORWALK PLANNING AND ZONING MEETING 05-30-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Wednesday, May 30, 2018. The meeting was called to order at 12:00 noon by Chairperson Judy McConnell. Those present at roll call were Donna Grant, Barbara Bellizzi, Brandon Foldes and Elizabeth Thompson. Absent: John Fraser and Summer Fuller

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

Approval of Agenda – 18-54

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

Approval of Minutes – 18-55

Motion by Bellizzi and seconded by Foldes to approve the minutes from the May 14, 2018 meeting. Approved 5-0.

Chairperson McConnell welcomed the 3 guests present.

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

New Business

Consideration and recommendation on an application for uniform panel sign at 810 Main Street from Tim Neal Signs and Design—18-56

The City received an application for a uniform panel sign from the owners of 810 Main Street. This type of sign would require a review from Planning and Zoning as well as City Council due to the Zoning Code section 17.70.080 subsection B for "Building Signs".

Abby Brenizer, 1003 Silverado, owner of 810 Main Street spoke.

Foldes, McConnell, Bellizzi and Grant spoke about aesthetics of the sign and possibly not fitting for the look of the downtown area.

Tim Neal, Tim Neal Signs & Design spoke.

Foldes motioned to approve with a more muted sign that is more consistent and for multiple options to be brought forward to Council, seconded by Bellizzi. Approved 5-0

Consideration and recommendation on a request from Diligent HCC,LLC to approve the grading plan for the Hughes Century Crossing Commercial Site—18-57

Bishop Engineering submitted a preliminary plat and site plan for the commercial site on the east side of Iowa Highway 28 at Gordon Avenue. The developer has requested to start site grading soon due to the six week allowance for the ground to settle. The developer has asked the City to approve the grading plan before the finalization of the preliminary plat or site plan.

Mark Trost, Diligent HCC,LLC spoke. Grant inquired about the issue of drainage/flooding for the houses to the south of where the grading will take place. Trost responded that the drainage will run north not south.

Staff recommends approval.

Bellizzi motioned to approve the grading plan for the Hughes Century Crossing Commercial Site, Thompson seconded. Approved 5-0

City Council Update-No update

Next meeting Date – June 11, 2018.

Adjournment – 18-58

Motion by Grant and seconded by Bellizzi to adjourn the meeting at 12:38 p.m. Approved 5-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director