

REGULAR NORWALK PLANNING AND ZONING MEETING 06-11-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, June 11, 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, Summer Fuller, Brandon Foldes and Elizabeth Thompson. Absent: Donna Grant

Staff present included: Luke Parris, Community Development Director, and Elliot Klimowski, City Planner, Hollie Askey, Economic Development Director, and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 18-59

Motion by Foldes and seconded by Thompson to approve the agenda. Approved 6-0.

Approval of Minutes – 18-60

Motion by Bellizzi and seconded by Foldes to approve the minutes from the May 30, 2018 meeting. Approved 6-0.

Chairperson McConnell welcomed the 2 guests present.

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

New Business

Request from Rowe Electronics for the approval of a Site plan amendment to the Rowe Electronic Storage Building Site Plan—18-61

This request is related to a change in the grading of the rear of the storage building. Concerns were expressed by the applicant regarding expense of pipe under the driveway with the original Site Plan which directed some of the drainage east into a swale. The amended Site Plan shows that it could be regraded to move storm water to overland to the detention basin and that the buildings gutter system will ensure water runoff to the swale and eventually to the detention basin. Staff recommends approval.

Bellizzi motioned to approve the Storage Building Site plan amendment request, seconded by Thompson. Approved 6-0

Request from Diligent HCC,LLC for the approval of the Preliminary Plat and Site Plan of Hughes Farm Commercial Plat 1—18-62

This request is for the approval of a pair of commercial lots in the Hughes Century Crossing PUD. These are located east of Iowa Highway 28 and will extend Gordon Avenue. One lot will contain a multi-tenant commercial strip building in the southern part of the plat. The development is zoned C-2, but the Hughes Farm PUD allows for the lot to be developed using TC Town Center zoning regulations. Staff recommends approval; all requirements specified in the Zoning Code have been met.

Thompson inquired about the trail that is to be added. Parris explained that the future trail will be along Highway 28 going towards the south. Foldes inquired about water detention. Klimowski stated that it would be a basin not a detention pond. McConnell inquired about the placement of the building. Joel Jackson, Bishop Engineering explained that there is a gas main located on the site which limited where the building could be placed. Jackson also described the storm water detention and that water will flow to the east and north, away from homes to the south which had water issues in the past.

Thompson motioned to approve the Preliminary Plat and Site Plan, Bellizzi seconded. Approved 6-0

Request from C.M. Architecture and Anderson Engineering for the approval of the Site Plan for O'Reilly Auto Parts—18-63

The City received a request to approve a site plan for a new O'Reilly Auto Parts Store to be located east of Fareway at 1725 Sunset Drive. The Parcel is legally known as Sunset Square Plat 3 and is zoned C-2 Community Commercial and includes Fareway as well as two outlots to the east and south. The site plan meets the City's requirements. Foldes made a recommendation for the access drive to be changed or adjusted to help improve traffic flow in the area. Parris agreed to pass along the information.

Motion by and seconded by Bellizzi and seconded by Foldes to approve the Site Plan for O'Reilly Auto Parts.

Discussion regarding the 2020 Census Complete Count

The City was contacted by the United States Census Bureau about assisting with the various aspects of the 2020 Census count. This is important because it influences the number of factors related to the amount of potential funding for the community. A committee will need to be formed and should consist of a range of representatives from the community. The goal is to have a committee identified and formalized by fall of 2018.

City Council Update-No update

(Thompson left at 6:29 p.m.)

Economic Development Update-Hughes Century Crossing, Hy-Vee, Draught House, Sunset Crest, Kosovo Trip, and the potential for another Certified Site

Community Development Update-Workforce Housing study, Stormwater Management, DOT access management agreement for Highway 28

Next meeting Date – June 25, 2018.

Adjournment – 18-64

Motion by Bellizzi and seconded by Fraser to adjourn the meeting at 6:41 p.m. Approved 6-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director