

## REGULAR NORWALK PLANNING AND ZONING MEETING 06-25-2018

### 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 25, 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, Donna Grant and Elizabeth Thompson. None absent.

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

### Approval of Agenda – 18-65

Motion by Fraser and seconded by Thompson to approve the agenda. Approved 7-0.

### Approval of Minutes – 18-66

Motion by Bellizzi and seconded by Thompson to approve the minutes from the June 11, 2018 meeting. Approved 7-0.

Chairperson McConnell welcomed the 2 guests present.

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

### New Business

#### **Public Hearing and consideration of a zoning amendment to change the zoning of the City of Norwalk Public Works Facility at 2626 North Avenue from A-R Agricultural Reserve to M-1 General Industrial—18-67**

Public Hearing Opened at 5:47 p.m.

Between 2010 and present the area where the Public Works Facility is located was not rezoned to M-1 General Industrial and defaulted to A-R Agricultural Reserve. To make sure the zoning is current and correct, consideration of a zoning amendment is necessary to change the area to M-1 General Industrial.

Public Hearing Closed at 5:48 p.m.

Grant motioned to approve, seconded by Grant. Approved 7-0

#### **Request from Hubbell Properties II, LLC for the approval of the Legacy Circle Villas Plat 2 Final Plat —18-68**

This request from Hubbell Properties II, LLC is for the final platting of 36 residential lots in the Colonial Circle area. This plat will also include the paving of a public street right-of-way which would complete Colonial Circle as well as a private street right-of-way continuing Sawgrass Drive.

The Lots will face Sawgrass Drive, and lots 1-16 will have a modified rear to serve like a second front for better aesthetics because the rear backs up to Colonial Circle. Staff recommends approval of the final plat.

Thompson motioned to approve the Final Plat of the Legacy Circle Villas Plat 2, Fuller seconded. Approved 7-0

#### **Request from KFH, LLC for the approval of the Preliminary Plat of Arbor Glynn Plat 6 —18-69**

This request for Arbor Glynn Plat 6 would create 43 Single-Family Residential lots as well as add a private street right-of-way. The original intention for the parcel was for Multi-Family Residential, specifically R-4 High-Density Residential, but due to concerns from the public and challenges out letting onto Wright Road, it was rezoned to R-2, one and two family residential. This will be an addition to Aspen Drive, but the developer has been asked to add a name to the eastern N/S segment and the northern E/W segment to make address more distinguishable later.

Klimowski added that it would be possible to run an alley down the middle of lots 30-43 in order to rear-load the units instead of the homes looking so garage dominant. This was not thought about

throughout the planning phases, so it is not in the PUD amendment, but could still be done if shown in the construction documents. There is one question of sanitary sewer service and where it will come from; the plat can be approved at this time without final sewer information.

Staff recommends approval contingent on the development of the sanitary sewer.

Eric Cannon, Snyder & Associates spoke regarding the sanitary sewer and a meeting will be held later this same week.

Thompson and McConnell suggested that there only be one additional name for the loop connecting to Aspen Drive.

Motion by Grant and seconded by Bellizzi to approve the Preliminary Plat of Arbor Glynn Plat 6  
Approved 7-0

**Discussion open meeting rules with City Attorney Jim Dougherty**

City Attorney, Jim Dougherty discussed the importance of understanding a Commissioners role and rules being a governmental body.

**Discussion on Standing Rules and Code requirements for the Planning & Zoning Commission**

City Attorney, Jim Dougherty discussed the Standing Rules and Code Requirements and asked the Commission to also read through to be discussed again at a future meeting.

**City Council Update**-No update

**Economic Development Update**-No Update

**Community Development Update**-Next meeting the vote for Chair, Vice Chair and Secretary will take place

**Next meeting Date – July 9, 2018.**

**Adjournment – 18-70**

Motion by Foldes and seconded by Bellizzi to adjourn the meeting at 6:51 p.m. Approved 7 -0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director