

REGULAR NORWALK PLANNING AND ZONING MEETING 07-9-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 9, 2018. The meeting was called to order at 5:47 p.m. by Chairperson Judy McConnell. Those present at roll call were John Fraser, Barbara Bellizzi, Summer Fuller, and Elizabeth Thompson. Absent: Brandon Foldes and Donna Grant

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

Approval of Agenda – 18-71

Motion by Bellizzi and seconded by Fuller to approve the agenda with item #7 moved up to the 4th item to be discussed. Approved 6-0.

Approval of Minutes – 18-72

Motion by Fraser and seconded by Thompson to approve the Minutes from the June 25, 2018 meeting. Approved 6-0.

(Grant arrived at 6:48 p.m.)

Chairperson McConnell welcomed the 15 guests present. With no one wishing to speak, McConnell moved onto the first item of business.

New Business

Recommendation on the designation of the expanded Norwalk Urban Renewal Plan Amendment —18-73

The City has an Urban Renewal Plan which provides details of how Tax Increment Financing (TIF) dollars are used; with each request to use TIF dollars the Norwalk Urban Renewal Plan is amended. Due to several projects in the works, an amendment is necessary to add those various projects into the Urban Renewal Plan. Planning & Zoning is required to review proposals to be added, these are the projects to be considered:

- United Properties Development Agreement for the Draught House 1908
- Diligent Development Agreement for Hughes Century Crossing and use of TIF for infrastructure payments
- Elizabeth Holland Trail funding
- G14 North Street Project including shoulders and overlay (new elementary school to west City limits)
- Sub-Area One Regional Storm Water Detention Pond funding (behind Capital City Fruit)
- Sub-Area One Sanitary Sewer Line funding (serving Hughes Century Crossing & additional developments in Sub-Area One)
- Delaware Street Improvements funding

Hollie Askey, Economic Development Director, spoke to better explain TIF dollars and how they are utilized.

City staff recommends a favorable recommendation from the Commission.

McConnell entertained a motion, Grant motioned to approve, and it was seconded by Bellizzi.

Approved 6-0

Public Hearing and Consideration of a zoning amendment proposal for the rezoning of the Koethe Property on E. 27th Street from A-R to a PUD with Commercial, High-Density Residential and Single-Family Residential (Recently named Brody's Landing) —18-74

Public Hearing opened at 5:55 p.m.

A development proposal was received by the City for approximately 70 acres of property south of North Avenue and east of East 27th Street. A Planned Unit Development (PUD) is proposed to rezone the development with parcels for C-4 Commercial/Residential development, R-4 High-Density Residential development, traditional Single-Family lots, and narrow Single-Family lots. Park space and trails have been identified in the PUD master plan. Parkland dedication will not happen in the first phase, so a parkland dedication agreement with a timeline will be required. McConnell and Grant both inquired about an estimate of time for the parkland dedication as well as how much property would be dedicated.

Michael Gaunt, Bishop Engineering, spoke, but could only offer estimates due to the unknown completion time frame and the possibility of amendments once the first two phases are completed. Staff recommends approval.

Public Hearing closed at 6:04 p.m.

Motion by Grant and seconded by Thompson to approve the rezoning of the Koethe Property on E. 27th Street from A-R to a PUD.

Approved 6-0

Public Hearing and Consideration of a zoning amendment proposal for the rezoning of the Koethe Property on W North Avenue from R-1(70) and R-3 to a Single-Family PUD—18-75

Public Hearing opened at 6:05 p.m.

City staff received a PUD rezoning proposal for Single-Family residential development of the Koethe Property located off W North Avenue. The development would include three parcels, one for traditional R-1(60) Single-Family lots, one for narrow Single-Family lots, and a parcel for parkland. Also identified is the continuation of Orchard Hills Drive north of North Avenue. The Nicklaus Road stub street in the Legacy subdivision would connect to in this development which would provide secondary egress out of Legacy.

Caleb Smith, McClure Engineering, explained and answered questions from citizens as well as Commissioners. Smith also provided a more detailed plat map and explained the stages, timing, lot sizes, sewer and lift station, and parkland dedication. McConnell inquired about any trail system or sidewalk to provide connectivity. Grant asked about a traffic light.

Lamar Koethe spoke regarding park dedication and donation of equipment.

Tony Webb, 809 W North Avenue spoke.

Jim Hoefler, 1021 W North Avenue spoke.

Greg Jones, 1035 W North Avenue spoke.

Ted Rooney, 618 W High Road spoke.

Fraser inquired about lot sizes and if larger lots could be placed closer to existing acreages to protect property value.

Parris discussed a traffic study that was done on Hwy G-14, but did not have specifics. He speculates that a future study would need to occur after the school opens.

Public Hearing closed at 6:47 p.m.

Commission addressed lot sizes and discussed sidewalks, streets, traffic signals and was happy to not have the discussion to push for parkland dedication.

Bellizzi motioned to approve with a recommendation to create a "Parcel D" that would have the same bulk regulations of Parcel B but with 60ft lots and 5ft setbacks, Grant seconded. Approved 6-0

Election of the Planning & Zoning Commission Officers—18-76

Up for election are Chair, Vice Chair, and Secretary. After a divided Commission, the item was tabled. A motion was made by Fraser to table the item and seconded by Fuller.

Discussion on an update to the Standing Rules for the Planning & Zoning Commission

Parris went over the Standing Rules and discussed the different options that could be possible and changes that may need to be made moving forward.

City Council Update-No update

Economic Development Update-Hollie Askey discussed the upcoming events on the calendar for Economic Development: Certified Site Recognition and Kosovo Delegation visit in August.

Community Development Update-Draught House will be moving dirt soon.

Next meeting Date – July 30, 2018.

Adjournment – 18-77

Motion by Fraser and seconded by Thompson to adjourn the meeting at 8:06 p.m. Approved 6 -0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director