

## REGULAR NORWALK PLANNING AND ZONING MEETING 07-30-2018

### Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 30, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were John Fraser, Summer Fuller, Brandon Foldes and Elizabeth Thompson. Absent: Barbara Bellizzi and Donna Grant

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

### Approval of Agenda – 18-78

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

### Approval of Minutes – 18-79

Motion by Fraser and seconded by Fuller to approve the Minutes from the July 9, 2018 meeting. Approved 5-0.

*(Bellizzi arrived at 5:48 p.m.)*

Chairperson McConnell welcomed the 5 guests present. With no one wishing to speak, McConnell moved onto the first item of business.

### New Business

#### **Request from Cakins Inc for the approval of the Site Plan Amendment for Sunset Corner at 1300 Sunset Drive—18-80**

The City received a request for the approval of the amended site plan for the building at 1300 Sunset Drive. The original site plan was reviewed and approved by both P&Z as well as Council in November 2017; the main change to this site plan is the redesign of the building footprint. McConnell inquired about a buffer wall to the east, due to the concern of those residents in November 2017. Parris explained that the details are not shown but the site plan does meet with what is in the development agreement.

Doug Saltsgaver, Engineering Resources Group, spoke to let the Commission know that the plan will be revised to include the buffer requirements.

McConnell entertained a motion, Thompson motioned to approve the amended site plan, and it was seconded by Bellizzi. Approved 6-0

#### **Request from United Properties for the Approval of the Site Plan of 1908 Draught House —18-81**

The City received a proposal for the approval of a Site Plan for 1908 Draught House, which will be placed in Lot 1 of Market Place Plat 2. The parcel is zoned C-2 and the proposed building will be a restaurant. Due to the location, heavier traffic is to be expected on Beardsley Street and Marketplace Drive. Some foot traffic could come from the golf course to the east and residential to the north and east. Golf cart traffic and parking will need to be considered as well. No buffering is required due to the residential properties to the east and the existing trees that are already creating a buffer. There is enough motor vehicle parking stalls for the space within the building, the patio was not considered in this figure because of its seasonal nature. There is already sanitary sewer and water at the site, and overall the site plan meets the City requirements.

Scott McMurray, United Properties Investment Co, spoke about the golf cart traffic and a path as well as a pad for parking. Fuller inquired about bicycle traffic. McMurray and Parris discussed future planning and widening of Beardsley to allow for a tunnel to run under Beardsley and connect to Elizabeth Holland Park.

Motion by Fraser and seconded by Thompson to approve the Site Plan of 1908 Draught House  
Approved 6-0

**Consideration of a Grading Permit for the Brody's Landing—18-82**

The developer of Brody's Landing submitted a grading permit to the City to start the first phase of the project. A preliminary plat was submitted to the City and is under review, grading would normally occur after the approval of the preliminary plat. The City could allow for the grading to occur but it would be at the risk of the developer and any changes identified would then be at the expense of the developer. The grading plan is for a single family subdivision and as currently designed, would not accommodate off-site storm drainage. Any change identified by City staff during preliminary plat review will need to be incorporated into the final grading of the site. With this situation, the amount of change that could occur is unknown; in addition, the project engineers from Bishop Engineering have stated that there could be potential design changes that would necessitate significant grading changes.

Michael Gaunt, Bishop Engineering, spoke.

Bellizzi motioned to approve the Grading Permit with an understanding that the risk is that of the developer. Fuller seconded. Approved 6-0

**Election of the Planning & Zoning Commission Officers—18-83**

Up for election are Chair, Vice Chair, and Secretary. The item was previously tabled due to a divided Commission. Judy McConnell put her name in for re-election. Bellizzi motioned to re-elect McConnell as Chair and it was seconded by Thompson. Approved 6-0

**Election of the Planning & Zoning Commission Officers (cont.)—18-84**

Grant put her name in for Vice Chair at the previous meeting.

Thompson motioned and Bellizzi seconded. Approved 6-0

**Election of the Planning & Zoning Commission Officers (cont.)—18-85**

The position of Secretary is usually held by City staff, Hillarie Ramthun will be re-elected as P&Z Secretary. A motion was made by Bellizzi and seconded by Foldes. Approved 6-0

**City Council Update**-No update

**Economic Development Update**-Hollie Askey discussed the upcoming events on the calendar like the Kosovo Delegation visit the week of August 13th.

**Community Development Update**-No update

**Next meeting Date – August 13, 2018.**

**Adjournment – 18-86**

Motion by Foldes and seconded by Bellizzi to adjourn the meeting at 6:32 p.m. Approved 6 -0.

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director