

REGULAR NORWALK PLANNING AND ZONING MEETING 08-13-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 13, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Donna Grant, Summer Fuller, and Barbara Bellizzi. Absent: John Fraser, Brandon Foldes and Elizabeth Thompson.

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

Approval of Agenda – 18-87

Motion by Grant and seconded by Bellizzi to approve the agenda. Approved 4-0.

Approval of Minutes – 18-88

Motion by Bellizzi and seconded by Fuller to approve the Minutes from the July 30, 2018 meeting. Approved 4-0.

Chairperson McConnell welcomed the 3 guests present. With no one wishing to speak, McConnell moved onto the first item of business.

New Business

Request from Sunset Crest LLC for the approval of the Site Plan Amendment for Sunset Crest project at 1329 Sunset Drive—18-89

The City received a request for a site plan amendment for the Sunset Crest building at 1329 Sunset Drive. The Developer has requested a change to the building façade of the multi-tenant retail building project proposed at 1329 Sunset Drive. The original site plan approved in October 2017, showed wing-style parapets, that design feature has been omitted in the amended site plan but all other design features and materials remain unchanged.

Cannon Clark, 201 Trevor Court, spoke regarding the start of the project and the compromise amongst neighbors and developer regarding the buffer wall structure.

McConnell entertained a motion, Bellizzi motioned to approve the amended site plan, and it was seconded by Grant. Approved 4-0

Discussion on a request to the Board of Adjustment from Ron Thomas for a variance to allow expansion of a garage

Board of Adjustment will meet Tuesday August 14, 2018 in regards to a variance request to allow the construction of a room addition and roof onto an existing garage; this is the only structure on the parcel addressed as 8286 S. Orilla Road. The current zoning is RE-1, Rural Estates and due to the non-conforming structure the zoning code does not allow for the expansion of a non-conforming structure. The property owner is aware that after the completion of Veteran's Parkway, the property will be sold to either the City of West Des Moines or a Developer; therefore, the addition to the structure would most likely be temporary. Staff recommends approval based on the short-lived and isolated nature of the project.

McConnell spoke on behalf of public/neighbor concern that the garage addition would become living quarters. Parris responded that it is not the intent of the addition and if found later to be the case then it will be addressed at that time.

Out of the four Commissioners, three had no issue and one Commissioner did not agree that the variance should be granted. This information will be provided during the Board of Adjustment meeting.

Discussion on a request to the Board of Adjustment from Abigail Brenizer to allow the creation of a gravel parking surface at 810 Main Street

The City received a variance request from the owner of 810 Main Street to allow for the creation of a gravel parking surface in the rear of the commercial building. The property that is zoned C-4, would be required to have all off-street parking areas paved per the City's Zoning Code.

The applicant has indicated concerns about the cost of paving as well as the ability to provide detention for a fully paved impervious parking surface.

Staff recommends denial of the variance request based on insufficient indication of unnecessary hardship as well as the potential issue that a gravel surface may cause such problems as debris and Stormwater runoff from the proposed parking surface.

Grant recommended the Warren County Grant Program to help offset the expense of the paved project. All Commissioners were opposed to gravel and would not recommend approval. Parris noted that this would be an opportunity for the City to help the applicant with ideas or grants to assist with the project.

Staff Update on a Windflower Drainage Study—required in Hughes Century Crossing PUD

The PUD required that before any development occurred, a Drainage Study would be necessary to determine what the drainage is at present and what recommendations would be throughout the development of the Hughes Farm property. The study has been contracted out and will take about 6-8 weeks to complete.

City Council Update-No update

Economic Development Update-Hollie Askey is out this week with the Kosovo Delegation.

Community Development Update-Everything that has passed at previous P&Z meetings are at review at this time and things will be busy in the next few weeks.

Next meeting Date – August 27, 2018.

Adjournment – 18-90

Motion by Grant and seconded by Bellizzi to adjourn the meeting at 6:24 p.m. Approved 4 -0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director