

REGULAR NORWALK PLANNING AND ZONING MEETING 09-10-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 10, 2018. The meeting was called to order at 5:45 p.m. by Vice Chairperson John Fraser. Those present at roll call were Summer Fuller, Elizabeth Thompson and Barbara Bellizzi, and AJ Samuelson. Absent: Donna Grant and Judy McConnell

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

Approval of Agenda – 18-97

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

Approval of Minutes – 18-98

Motion by Thompson and seconded by Samuelson to approve the Minutes from the August 27, 2018 meeting. Approved 5-0.

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

New Business

Consideration of a request from Kenyon Hill Ridge LLC to approve the Preliminary Plat of Brody's Landing Plat 1—18-99

This preliminary plat consists of 108 single family residential lots south of Highway G-14 and east of E 27th/R57 Hwy. Michael Gaunt, Bishop Engineering, 3501 104th St, Urbandale, IA 50322 spoke about the development and explained that the lot sizes would be smaller. Parris spoke of staff perspective regarding stormwater and what is now outlot "C", a water easement was between two houses but was changed to an outlot to allow for more stormwater to flow through. Bellizzi asked if lots would be considered more affordable. Gaunt explained that the lots would be smaller and may cost a little less, but the homes would most likely be in the \$250,000 to \$300,000 price range aimed toward young, first time home owners. Samuelson inquired about lot size. Typical lot sizes will be 50'. Thompson inquired about buffer. Parris explained buffer will come towards the last phase of the project. Street names are still in the process of approval. Fraser entertained a motion, Bellizzi motioned to approve the Preliminary Plat, and it was seconded by Fuller. Approved 5-0

Consideration of a Site Plan Amendment for City State Bank Site located at 1225 Colonial Parkway —18-100

Monty Applegate, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny IA, spoke regarding the approval of the City State Bank site plan amendment. This amendment will reduce the size of the building and adjust parking and drive aisles shown on the previously approved site plan. The new building is 8,690 square feet with space for the bank and one additional tenant. In addition, the number of parking stalls will also be reduced going from 60 to 42 stalls. Staff recommends approval.

Motion by Thompson to approve the Site Plan Amendment and Bellizzi seconded. Approved 5-0

Consideration of a request from Sunset Crest LLC to approve the Final Plat of Sunset Crest Plat 1 —18-101

This is a request for a final plat of two commercial lots in the Sunset Crest development. The redevelopment of this site removes several problematic driveway accesses to Iowa Highway 28.

The plat establishes ingress/egress easements as far as providing access points across Iowa Highway 28 if future redevelopment should occur to the east of Sunset Crest. In addition to this, the redevelopment has eliminated unnecessary access points onto Iowa Highway 28 between High Road and Shady Lane, taking it from 8 driveways to only 2, also making the area safer.

Motion by Bellizzi and seconded by Fuller to approve the Final Plat of Sunset Crest Plat 1.

Approved 5-0

Consideration of a Grading Permit for Norwalk Dental (Sunset Crest Plat 1 Lot 1) Located at 1317 Sunset Drive —18-102

Downing Construction has submitted a request for a grading permit for the new dental clinic at 1317 Sunset Drive that will be located just south of the new Sunset Crest retail building. A site plan has been submitted to the City for review but the grading is being requested prior to site plan approval. Staff recommends approval.

Motion by Thompson to approve the Grading Permit and seconded by Fuller. Approved 5-0

City Council Update- 9/11 Fountain dedication behind the Fire Station which is made with a piece of the World Trade Center; set to be on Tuesday September 11, 2018

Economic Development Update-No update—Economic Development is decompressing from all of the last months busyness

Community Development Update-No Update

Next meeting Date – September 24, 2018.

Adjournment – 18-103

Motion by Bellizzi and seconded by Thompson to adjourn the meeting at 6:13 p.m. Approved 5 -0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director