

REGULAR NORWALK PLANNING AND ZONING MEETING 09-24-2018

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 24, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Donna Grant, Barbara Bellizzi, AJ Samuelson, and John Fraser. Absent: Elizabeth Thompson and Summer Fuller

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 – 18-104

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

Approval of Minutes – 18-105

Motion by Samuelson and seconded by Grant to approve the Minutes from the September 9, 2018 meeting. Approved 5-0.

(Thompson arrived at 5:46 p.m.)

New Business

Public Hearing and consideration of a recommendation on an Ordinance amending the Flood Plain —18-106

Public Hearing opened at 5:46 p.m.

The National Flood Insurance Program through Federal Emergency Management Agency (FEMA) maintains and updates Flood Insurance Rate Maps (FIRM) which outlines the floodplain within the community. Earlier this year, the floodplain Ordinance which is found as part of the City's Zoning Ordinance, was reviewed by City staff, FEMA staff, and also by the Iowa Department of Natural Resources staff. It was determined that some text changes and regulations be brought up to date and it was recommended that a Public Hearing be conducted to collect public comment on proposed changes. The amendment will need to be adopted prior to the new FIRM going into effect on November 16, 2018.

One example that FEMA addressed with City staff during those meetings was the consideration of a better process to allow docks on waterways, particularly those on Lake Colchester. At present, the City has not required permitting for docks, current City ordinance states that each dock would need a special use permit and would have to go through the Board of Adjustment for approval. The amendment separates out floating and removable residential docks as a specifically permitted accessory use. The City will need to develop a process to permit docks, both already existing and new docks. Grant inquired about Lakewood Association requiring specific types of docks to be installed. McConnell responded that there are no specific requirements at present.

Public Hearing closed at 5:56 p.m.

McConnell entertained a motion to approve the Ordinance to amend the Flood Plain, Grant motioned and Bellizzi seconded. Approved 6-0

Request from Diligent HCC, LLC for the approval of the Preliminary Plat of Hughes Century Crossing Plat 2—18-107

This request from Diligent HCC, LC is for the approval of 130 single-family residential lots, one multi-family lot, and one large detention pond lot. This plat will act like a northern extension of Sharon Heights/Windflower development area and will be dominated by single-family residential lots. It will also function as a kind of "drainage buffer zone" for southern developments.

Grant inquired about flooding in backyards of existing Sharon Heights homes with the development of new lots. Klimowski and Parris referred to Joel Jackson, Bishop Engineering. Jackson spoke to clarify that in scenario shown, they don't anticipate water or flooding in backyards and should all rain should drain correctly. Parris explained that in the future, the area south of North Avenue will have to be looked at due to flowing water towards that area from several different locations and how to funnel or redirect the water to another location away from homes and businesses. Staff recommends approval.

Thompson motioned to approve the preliminary plat Fraser seconded. Approved 6-0

Request from Diligent HCC, LLC for the approval of the Final Plat of Hughes Century Crossing Plat 1 —18-108

This request is for a pair of commercial lots, the south lot has already been cleared for site plan approval. This plat is located east of Iowa Highway 28 and the two lots will be divided by a new extension of Gordon Avenue, in addition to that a right-of way street running north/south named E 13th Street will be to the east side of the two lots. The preliminary plat and site plan for the retail building on Lot 1 were approved in June 2018. Thompson expressed concern with one of the street names sharing the name of an existing street that will have no connection. Parris said they could discuss this suggestion with the developer. Parris noted that the City is entertaining the idea of accepting a letter of credit in lieu of infrastructure until a later time. This caused concern within the commission. Thompson asked if this has ever been done before, Parris did not recall. The road will be built; otherwise there will be no access to the building.

McConnell entertained a motion, Bellizzi made a motion to approve but with no recommendation, Grant Declined and made a new motion to approve but with a recommendation to the developer to update street names. Bellizzi seconded. Approved 6-0

City Council Update-No update

Economic Development Update-Provided packet with update of all development that is occurring within the City at present.

Community Development Update-Under review by staff currently: Norwalk Dental site, Nelson Senior Living, and Brody's Landing.

Next meeting Date – October 8, 2018.

Adjournment – 18-109

Motion by Bellizzi and seconded by Thompson to adjourn the meeting at 6:42 p.m. Approved 6-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director