

REGULAR NORWALK PLANNING AND ZONING MEETING 10-22-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, October 22, 2018. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were John Fraser, AJ Samuelson, Summer Fuller and Barbara Bellizzi. Absent: Donna Grant and Elizabeth Thompson.

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

Approval of Agenda – 18-115

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

Approval of Minutes – 18-116

Motion by Bellizzi and seconded by Samuelson to approve the Minutes from the October 8, 2018 meeting. Approved 5-0.

Welcome of Guests

Chairperson McConnell welcomed the 6 guests present, with no guests wishing to speak; the business portion of the meeting was opened.

New Business

Request from Stanbrough Realty Company to approve the Preliminary Plat of Sunset Estates —18-117

This request is for the approval of a preliminary plat for the Sunset Estates PUD site on W North Avenue across from the construction site of the new elementary school. It will be a single-family residential development that will contain 333 lots and right-of-way for 14-15 streets. This development will bridge the gap between West High Road and West North Avenue. The PUD will be comprised of three residential plats: Parcel "A" 60' wide Single-Family residential lots, Parcel "B" 50' wide Compact Single-Family lots, & Parcel "C" 60' Single-Family lots. Orchard Hills Drive will be extended from W North Avenue to the north through the development and will make an eventual through connection to West High Road. Substantial amounts of right-of-way will be added with this plat. A traffic study was done to ensure that the amount of traffic generated would not overwhelm existing right-of-way. An 8' trail will run east/west on the south side of Orchard Hills Drive.

This will develop in 12-15 phases and the start of the phases will be at the southeastern part of the subdivision, wind its way north where it will make a sanitary sewer connection at W High Road and then circle back towards West North Avenue. Three detention bases will be added throughout the subdivision along with having a detention pond already existing that will remain.

Jake Becker, McClure Engineering, 1360 NW 121st Street Clive, spoke and also answered questions from Commissioners regarding how quickly the building phases would progress. Fuller inquired about this development adding to the Legacy Lift station. Baker answered that the City has been in the process of working on a sewer line to be run from the north, but it does utilize that lift station. Staff recommends approval but expressed to the developer the concern about drainage behind some of the longer lots that back up to one another. The developer assured the City that at final platting, all would be worked out with torrential rain phenomena to alleviate flooding to those locations of concern.

Dan Rein, 1331 Green Hills Drive, spoke about this subdivision as well as other PUD's throughout the City regarding limited traffic patterns and limited speeds.

McConnell entertained a motion to approve the Preliminary Plat of Sunset Estates, Bellizzi motioned and Samuelson seconded. Approved 5-0

**Request from Stanbrough Realty Company to approve the Grading Plan for Sunset Estates Plat 1
—18-118**

This request from Stanbrough Realty Company is for the grading of the potential Sunset Estates development north of West North Avenue and what would become Plat 1 of Sunset Estates. Fuller motioned to approve the Grading Plan for Sunset Estates Plat 1 and Bellizzi seconded. Approved 5-0

City Council Update-No update

Economic Development Update- Spoke of work towards a new Certified Site area as well as all the upcoming groundbreakings.

Community Development Update-Research time and only one PUD just recently submitted to review.

Next meeting Date – November 26, 2018.

Adjournment – 18-119

Motion by Bellizzi and seconded by Fraser to adjourn the meeting at 6:30 p.m. Approved 5-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director