

REGULAR NORWALK PLANNING AND ZONING MEETING 11-26-2018

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, November 26, 2018. The meeting was called to order at 5:47 p.m. by Vice Chairperson Donna Grant. Those present at roll call were, AJ Samuelson, Summer Fuller and Barbara Bellizzi. Absent: Judy McConnell, John Fraser and Elizabeth Thompson.

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 – 18-120

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

Approval of Minutes – 18-121

Motion by Samuelson and seconded by Bellizzi to approve the Minutes from the October 22, 2018 meeting. Approved 4-0.

Welcome of Guests

Vice Chairperson Grant welcomed the 3 guests present, with no guests wishing to speak; the business portion of the meeting was opened.

New Business

Public Hearing and recommendation regarding a Future Land Use Plan amendment to change approximately 41 acres of property west of McAninch Sports Complex from Future Recreation ground to Future Low Density Residential—18-122

Public Hearing Opened at 5:49 p.m.

The City received a request from a developer to rezone approximately 41 acres of land from AR- Agricultural Reserve to the Valley View PUD with the intention of developing a single-family residential neighborhood. The City's Future Land Use Plan shows this area as future recreational ground. For compliance purposes and with rezoning from the applicant, the Future Land Use Plan would need to be changed to show the area as Low Density Residential.

Bellizzi inquired why Low Density Residential when it would be near the Industrial Site? Parris explained that Low Density Residential would make sense at present until it is determined how the surrounding area will develop and the buffer that would be required closer to the Industrial site in the future.

Brent Culp, Snyder & Associates spoke on behalf of Warren County Land Company regarding the land use intention, lot sizes, layout, etc. Grant inquired about Parkland Dedication, Culp explained that partial grading of McAninch will be part of the dedication and the details are listed in the PUD. Grant inquired about grading in place of parkland dedication. Parris explained that there is not a lot of useable space for parkland dedication so grading would be a fair trade because it would create additional useable ground at McAninch Sports Park. Fuller inquired about the map shown and where the street would be in comparison to the hill shown. Culp explained that it would "T" off of Orchard Hills Drive.

Public Hearing Closed at 6:04 p.m.

Grant entertained a motion to approve the amendment to the FLUP, Bellizzi motioned and Fuller seconded. Approved 4-0

A request from Warren County Land Company, LLC to rezone approximately 41 acres west of McAninch Sports Complex from AR—Agricultural Reserve to the Valley View PUD consisting of R-1(60) and R-2 parcels—18-123

This request is for the rezoning of 41 acres of land that exists just south of Norwalk Orchard View Plat 4. The rezoning would change the land use from AR- Agricultural Reserve to the Valley View PUD which would consist of three parcels. The two larger parcels would be for the development of single-family residential homes and the smaller parcel would be one-two family in nature. This PUD would enable the construction of the Wright Road extension to the west, and is projected to contain two cul-de-sacs and right-of-way for three other streets. A drainage corridor bisects the PUD; both the City and the developer are aware of this issue but it does not need to be figured out at present with rezoning and will need to be addressed during the platting process.

Bruce Gates, with Orton Development Company partner of Warren County Land Company, LLC spoke about the water detention concern. An easement or water detention basin would need to be in place and looked after by an HOA or the City, some single entity would manage it. Staff recommends approval.

Samuelson motioned to approve the request to rezone and Bellizzi seconded. Approved 4-0

Public Hearing and recommendation regarding a Future Land Use Plan amendment to add areas outside of the current Planning Area Boundary, but within the City two-mile limit, to the Plan as AR—Agricultural Reserve—18-124

Public Hearing Opened 6:14 p.m.

Iowa law allows the City to have jurisdiction over project and zoning proposals within two miles of its boundaries. At present, the Future Land Use Plan (FLUP) is in need of an update to show which directions Norwalk could grow in the future. The City displayed a map which shows the land outside the current FLUP, annexation agreement lines, and the two-mile limit how it is presently depicted. Staff proposes adding to the area and updating the FLUP in order to: affirm the City's jurisdiction over proposed projects within the two mile zone, the ability to be more decisive when confronted with projects, and make more future changes to the FLUP. Staff is requesting review and approval from the Commissioners.

Public Hearing Closed 6:20 p.m.

Motion by Bellizzi to approve the Future Land Use Plan amendment and seconded by Fuller. Approved 4-0

City Council Update-No update

Economic Development Update- Hollie gave updates regarding Hy-vee, Ignit Sports and Fitness, and Starbucks in the works and moving forward. In addition to that, the prospect of a new company looking for a location for a large indoor venue.

Community Development Update- Working on projects as they roll in, a Public Hearing regarding update to Ordinances per FEMA requirements is in the future.

Next meeting Date – December 10, 2018.

Adjournment – 18-125

Motion by Bellizzi and seconded by Samuelson to adjourn the meeting at 6:28 p.m. Approved 4-0.