

REGULAR NORWALK PLANNING AND ZONING MEETING 6-03-2019

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, June 3, 2019. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were AJ Samuelson, Barbara Bellizzi, and Elizabeth Thompson. Absent: Donna Grant, Zach Webster and John Fraser

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

Approval of Agenda – 19-54

Thompson motioned to approve the Agenda and Bellizzi seconded. Approved 4-0.

Approval of the May 13, 2019 Minutes – 19-55

Bellizzi motioned to approve the May 13, 2019 Minutes and Samuelson seconded. Approved 4-0.

Welcome of Guests

There were 4 guests present; with no one wishing to speak, the business portion of the meeting was opened.

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

New Business

Public hearing and consideration on a request to rezone property at 8294 Beardsley Trail from A-R to RE-1—19-56

Public hearing opened at 5:46 p.m.

The owner of 8294 Beardsley Trail requested to rezone approximately 15 acres of property changing it from A-R to RE-1 to allow for a subdivision which would create a 1.5 acre lot. Public notice was sent out to surrounding land owners. Prior to the Planning and Zoning meeting date, David Bianchi, the property owner who requested the rezoning, contacted the City and asked for the item to be dropped and did not want to move forward with the request. Due to the public notice and public hearing, the item would remain on the agenda for the Commission to vote and allow the public to speak.

Kelly Wagner, 8193 Beardsley Trail spoke against the request to rezone 8294 Beardsley Trail due to an inconsistency to the existing covenants that do not allow the A-R development created by Bianchi to be divided with the exception being the Bianchi property. McConnell inquired what the impact could be regarding the P&Z vote that would take place. Parris stated that with a no vote or denial, Bianchi would not be able to make this type of request for one year.

Public hearing closed at 5:56 p.m.

McConnell entertained a motion to deny the request to rezone property at 8294 Beardsley Trail from A-R to RE-1, Bellizzi motioned to deny, Samuelson seconded. Approved 5-0

Public hearing and recommendation regarding a Zoning Ordinance amendment related to standard garage dimensions —19-57

Public hearing opened at 5:56 p.m.

This public hearing is in regards to an amendment to the City of Norwalk Zoning Ordinance related to the required sizes of two-car garages in residential zoning districts. The current Zoning Ordinance requires that every residential structure that is either a single family or two family structure will be required to have a two car garage that is 22' wide and 20' deep.

City staff recently received permits for single-family homes with a one car garage that was not the 22' in width, when citing the code, it was realized that an overwhelming amount of house plans

previously reviewed, were only 20' in width. Staff is concerned about the existing Zoning Ordinance creating difficult situations for the construction of typical house plans and is proposing an amendment to the Ordinance. Samuelson inquired why the City requires garages. Parris explained that previous staff felt it was necessary, but it may be an important subject to revisit at a future date.

Public hearing closed at 6:07 p.m.

Grant expressed interest in this topic to be discussed in the future due to the differences in lot sizes compared to what lot sizes were previously. Klimowski expressed that more affordable housing could be created if a house was available with no garage but could be added at a later time. Samuelson asked if a PUD could be added to areas with garage language. Parris said yes that PUD's could have language about garages if the Zoning Ordinance is amended.

McConnell entertained a motion, Samuelson motioned to approve a Zoning Ordinance amendment related to standard garage dimensions and Bellizzi seconded. Approved 5-0

Reading review: Reading 1 – Walkable City

P&Z Commissioners read the first 50 pages of Walkable City, written by Jeff Speck and had a discussion regarding the thoughts of what could make Norwalk a more walkable city.

(Grant left at 6:36 p.m.)

City Council Update- No Update

Economic Development Update- State of the City Address to be held 06/11/19 at 5:30 p.m., Farms of Holland Senior Living groundbreaking is set for Friday 06/07/19 at 4:00 p.m.

Community Development Update- Paxton Point coming forward this summer and apartments to go in Brody's Landing.

Next meeting Date – June 10, 2019.

Adjournment – 19-58

Motion by Thompson and seconded by Bellizzi to adjourn the meeting at 6:57 p.m.
Approved 4-0.

Judy McConnell, Chairperson

Luke Parris, Community Development Director