

## REGULAR NORWALK PLANNING AND ZONING MEETING 9-23-2019

### Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 23, 2019. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were, Donna Grant, John Fraser, Elizabeth Thompson and AJ Samuelson. Absent: Barbara Bellizzi and Zach Webster

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

### Approval of Agenda – 19-111

Grant motioned to approve the Agenda and Thompson seconded. Approved 5-0

### Approval of the September 9, 2019 Minutes – 19-112

Fraser motioned to approve the September 9, 2019 Minutes and Grant seconded. Approved 5-0

### Welcome of Guests

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

### New Business

#### Request from Kruse Construction, LLC for the approval of the Final Plat of Timber View Plat 3—19-113

This request is for the approval of a Final plat of Timber View Plat 3 which includes 25 single-family lots and park space consisting of 2.66 acres. McConnell entertained a motion to approve the Final Plat of Timber View Plat 3, Grant motioned to approve, Thompson seconded.

Approved 5-0

#### Request from Rolling Green Ventures LLC for the approval of the Final Plat of Rolling Green Plat 7 —19-114

*(Bellizzi arrived at 5:56 p.m.)*

This request is for a 25 lot development of single family homes with an addition of a public street right-of-way to connect Merle Huff Avenue to the rest of the Rolling Green area. Jared Murray, Civil Design Advantage, 3405 SE Crossroads Drive Suite G, approached the dais to answer any questions.

McConnell entertained a motion to approve the Final Plat of Rolling Green Plat 7 with conditions that the Staff recommends that the developer provide performance surety for the movement of the dirt pile to the north and that the developer verify performance of the detention basin that was constructed for Rolling Green; Grant motioned, Fraser seconded.

Approved 6-0

#### Request from Hubbell Properties I, LC and H-CM LLC for the approval of the Preliminary Plat of Legacy Commercial Plat 10 —19-115

This request is to create two commercial lots on the west side of Hwy 28, north of recently approved Lil' Scholars Daycare site and south of the multi-tenant retail strip; two C-2 lots at 35,749 & 38,479 sq ft will be the product of shifting present lot lines. This will also be platted out to allow a shared access drive behind the properties which will be accessed off Chatham Avenue. These lots will finalize the layout of Legacy Commercial along Hwy 28.

Jake Becker, McClure Engineering, 1360 NW 121<sup>st</sup> St, Clive answered questions and spoke on behalf of Hubbell Properties. McConnell entertained a motion for the approval of the Preliminary Plat of Legacy Commercial Plat 10 with the condition that the developer provides an acceptable

performance surety to the City for the installation of the public water main as a part of the site construction; Samuelson motioned, Bellizzi seconded. Approved 6-0

**Request from Hubbell Properties I, LC and H-CM LLC for the approval of the Final Plat of Legacy Commercial Plat 10—19-116**

This request is to create two commercial lots on the west side of Hwy 28, north of recently approved Lil' Scholars Daycare site and south of the multi-tenant retail strip; two C-2 lots at 35,749 & 38,479 sq ft will be the product of shifting present lot lines. This will also be platted out to allow a shared access drive behind the properties which will be accessed off Chatham Avenue. These lots will finalize the layout of Legacy Commercial along Hwy 28. Jake Becker, McClure Engineering, was available for questions. McConnell entertained a motion to approve the Final Plat of Legacy Commercial Plat 10 with the condition that the developer provides an acceptable performance surety to the City for the installation of the public water main as part of the site construction; Grant motioned, Thompson seconded. Approved 6-0

**Request from Primus Companies, INC for the approval of the Site Plan of Johnson Dental—19-117**

This request is for the approval of the site plan for a professional office building which will house a dental operation on a C-2 parcel within the Legacy PUD. This will also be platted out to allow a shared access drive behind the properties which will be accessed off Chatham Avenue. All requirements have been met per City Staff. Jake Becker, McClure Engineering, was available for questions. McConnell entertained a motion to approve the Site Plan of Johnson Dental with Staff recommendations; Bellizzi made a motion, Thompson seconded. Approved 6-0

**City Council Update-** No Update

**Economic Development Update-** No Update

**Community Development Update-** Revised submittal of Hughes Townhomes, Blooming Heights Plat 2 to be submitted soon, Final plat for Hotel to go in Marketplace, and Hughes Century Farm Plat 2 residential still to come.

**Next meeting Date –October 14, 2019**

**Adjournment – 19-118**

Motion by Thompson and seconded by Fraser to adjourn the meeting at 6:36 p.m.  
Approved 6-0

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Judy McConnell, Chairperson

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Luke Parris, Community Development Director

Date: \_\_\_\_\_