

REGULAR NORWALK PLANNING AND ZONING MEETING 11-25-2019

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, November 25, 2019. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were, Zach Webster, AJ Samuelson, Barbara Bellizzi and Elizabeth Thompson (via phone). Absent: John Fraser and Donna Grant

Staff present included: Luke Parris, Community Development Director, Hollie Zajicek, Economic Development Director and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 19-135

McConnell entertained a motion to approve the Agenda, Bellizzi motioned and Samuelson seconded. Approved 5-0

Approval of the November 12, 2019 Minutes – 19-136

Samuelson motioned to approve the November 12, 2019 Minutes and Webster seconded. Approved 5-0

Welcome of Guests

There were 6 guests present; with no one wishing to speak, the business portion of the meeting was opened.

New Business

Public hearing and recommendation on a proposed zoning amendment to the Hughes Century Crossing Planned Unit Development related to adding allowable uses for a sports complex and relocating the town center within the Master Plan—19-137

Public hearing opened 5:46 p.m.

This request is for a zoning amendment to the Hughes Century Crossing Planned Unit Development to identify a commercial sports complex as an allowed use, relocate the City Town Center area within the PUD and create a new parcel, Parcel H for storm water detention, landscape buffering, and off-street parking. The proposed amendments would meet the general intent of mixed use identified in the Comprehensive Plan and would be necessary in order for the City to continue working with Ignit on this 22 acre sports complex. Adjacent property owners are recognized in voicing concerns and comments: Dixie Evans 1417 E 13th Street, Tom Coates, 1515 E 17th Street, Christopher White 1424 E 13th Street, and Terry Rosonke 1705 Merle Huff Avenue.

Public hearing closed at 6:16 p.m.

No discussion was necessary amongst the Commissioners, therefore, McConnell entertained a motion, Samuelson made a motion to approve the zoning amendment and Bellizzi seconded. Approved 5-0 (*Thompson left meeting at 6:19 p.m.*)

Request from Brent DeRocher for a Site Plan amendment for DeRocher Chiropractor—19-138

A request from Brent DeRocher for a site plan amendment to DeRocher Chiropractic to allow for the addition of a vestibule to the southwest corner of the building located at 1128 Sunset Drive. This addition would add about 92 SF of space and would meet the City's requirements. With no need for discussion from the Commissioners, Bellizzi motioned to approve the site plan amendment and Webster seconded. Approved 4-0

Request from Hughes Farm Development Norwalk, LLC for the approval of the Final Plat of Hughes Century Crossing Townhomes—19-139

This request would allow for the recording of the final plat of the Hughes Century Crossing Townhomes, which is a medium-density residential townhome project in Parcel C of the Hughes Farm PUD. The plat will contain ten 5 unit townhome buildings on the north side of a future street that will be located west of E 18th Street. The townhome units will be rear loaded with alley access at the rear of the townhomes. Commission inquired about elevations of the townhomes. McConnell entertained a motion to approve the final plat since nothing had changed since preliminary platting. Samuelson made a motion, Webster seconded, approved 4-0.

Request from Kenyon Hills Ridge for the approval of the Final Plat of Brody's Landing Plat 1—19-140

This request from Kenyon Hills Ridge is for the final plat of Brody's Landing Plat 1 which will allow the creation of 40 lots to record; 36 of those lots being Single-Family lots and 4 lots for duplex development. This is phase 1 of several phases and parkland dedication will occur during the plat 2, an agreement is being drawn up by the City Attorney. With no additional discussion McConnell entertained a motion, Bellizzi motioned to approve, Webster seconded. Approved 4-0

Discussion on a draft Traditional Commercial Zoning District

Discussion back in August 2019 is circling back to P&Z to present the idea of a creation of a new zoning district, C-5 Traditional Commercial which would allow for denser commercial development with reduced setbacks in new development or redevelopment areas. At present, the City has Founder's Commercial District and Town Center Commercial District which are limited to specific areas of the City. This will be brought back again at a later date after it is run past Council for any additional recommendations.

City Council Update- Hotel approved at Council

Economic Development Update- 3-story hotel with 50 room capacity and indoor pool which will be located in Marketplace development has been approved which will generate hotel/motel tax to our growing City. Another hotel is interested in North Shore area, more info to come as it is available. Three coffee shops have shown interest in locating in Norwalk and are "in the hopper". Staff member addition of Shelby Hisel, Communications Coordinator for the City- she has already had us in the news twice since her start date. Economic Development is looking to lease space temporarily until it is decided what type of remodeling will happen at the City Hall offices.

Community Development Update- An amendment will need to happen to the North Shore PUD with a new hotel wanting to build in the area, which will come forward in the future. The New Comp Plan will need to be underway starting around the first of the year, a request for proposal is out and just waiting to hear back so that project can be started.

Next meeting Date –December 9, 2019

Adjournment – 19-141

Motion by Bellizzi and seconded by Webster to adjourn the meeting at 6:45 p.m.
Approved 4-0

Judy McConnell, Chairperson

Luke Parris, Community Development Director

Date: _____