

## REGULAR NORWALK PLANNING AND ZONING MEETING 12-09-2019

### Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, December 09, 2019. The meeting was called to order at 5:45 p.m. by Vice-Chairperson Donna Grant. Those present at roll call were, Zach Webster, AJ Samuelson, Barbara Bellizzi, John Fraser and Elizabeth Thompson. Absent: Judy McConnell

Staff present included: Elliot Klimowski, City Planner, (Via Phone for one item - Luke Parris, Community Development Director), and Hillarie Ramthun, Community Development Coordinator.

### Approval of Agenda – 19-142

Fraser made a motion to approve the Agenda and Thompson seconded. Approved 6-0

### Approval of the November 25, 2019 Minutes – 19-143

Bellizzi motioned to approve the November 25, 2019 Minutes and Webster seconded. Approved 6-0

### Welcome of Guests

There were 3 guests present; with no one wishing to speak, the business portion of the meeting was opened.

### New Business

#### Request from Hughes Farm Development Norwalk, LLC for the approval of the Final Plat of Hughes Century Crossing Plat 2—19-144

This request is for the final plat approval/lot of record of a residential development containing 68 single-family lots, one outlot for Hughes Farm Townhomes, one outlot for an additional 62 single-family lots for phase two of platting, one large detention pond, and public street right-of-way adding four new streets and extending two existing streets. This plat is located east/southeast of Iowa Highway 28 and north of residential homes of E 13<sup>th</sup> Street and Merle Huff Avenue. Lot sizes will be between 40' in width to 60' in width and are within the low-density to medium-density residential portion of Sub Area 1, which complies with both the Future Plan Use & Comprehensive Plans. This will be the first phase development to offer unique aspects with reduced front and rear setbacks, reduced front porch setbacks, street tree requirements, and shared driveways for the compact 40' lots. There will be a large detention basin in Outlot Y that will outlet into existing storm sewer through a staged outlet, slowing the pace of stormwater release, this eventually makes its way through Windflower Park where it daylight, runs under the G14 Highway and daylight again to an existing water channel. Improvements to the storm sewer of Windflower Park were made during the summer of 2019 in anticipation of an increase of stormwater moving forward. Bellizzi motioned to approve the Final Plat of Hughes Farm Development Norwalk, LLC and Thompson seconded. Approved 5-0

#### Request from Lemar Koethe for the approval of the minor subdivision of Brody's Landing south Plat 1 —19-145

This request from Lemar Koethe is for the approval of a minor subdivision of Brody's Plat 1. Koethe is the current property owner and would like to sell the remainder of the property to the developer of Brody's Landing, Dean Quirk. This is allowed according to the City Subdivision Regulations when there is no public infrastructure associated with the subdivision. The minor subdivision will create outlots to transact for further development, all outlots will require further platting moving forward to establish a buildable subdivision. There is also a parkland agreement in the works to ensure the appropriate amount of parkland or equivalent are in place to meet the City's requirements. Bellizzi inquired where the park would be located. Parris explained that the PUD shows it as centrally located, but it will be discussed in the future with the new property owner with the approval of this minor subdivision. Samuelson motioned to approve the minor subdivision of Brody's Landing South Plat 1, Bellizzi seconded. Approved 6-0

**Discussion on a variance request from Carlye Satterwhite**

Discussion regarding the variance request that will go in front of the Board of Adjustment on December 17<sup>th</sup>, 2019. The variance request is for the construction of an accessory building at the front/side yard of her property at 9089 42<sup>nd</sup> Lane. At present, the Zoning Ordinance does not allow for accessory structure to be built in front yards. Due to topographical complications with the rear yard of the property as well as a buried septic system, it's possible that it meets the criteria for an undue hardship upon the property owner. P&Z Commission gave neither a recommendation nor reason for denial during review of request.

*(Thompson left at 6:13 p.m.)*

**Discussion on a variance request from Fareway Stores, Inc**

Discussion of a variance request to go in front of Board of Adjustment regarding increased signage for the Fareway Store as part of a façade renovation and with what is requested there is not sufficient evidence of hardship. Fareway Stores would like to keep some existing signage while adding additional which will then exceed the square footage allowed per the City's code/standards.

Grant made a motion to recommend to BOA approval of what was submitted as well as removal of the signage on the south of the building, keeping the signage on the east of the building and keeping with the façade remodel, Bellizzi seconded. Approval 5-0

**Discussion on allowable size for building signs in commercial districts**

At present, the allowable sign area for businesses is 5% of the total area of the building façade. Staff receives several sign applications throughout the year and frequently has to tell applicants to reduce the sizes of signs to keep in compliance with Sign Regulations. At this time throughout the metro area, Norwalk and Johnston share the same minimal square footage of 96.7. Staff would like to explore an amendment to the Sign Regulations in relation to allowable sign size for commercial structures. Commissioners were all in agreement that an amendment to the Sign Regulations is due and necessary.

**City Council Update-** An RFP out for a user of 1 million sq ft of space

**Economic Development Update-** none

**Community Development Update-** none

**Next meeting Date –December 23, 2019**

**Adjournment – 19-146**

Motion by Bellizzi and seconded by Fraser to adjourn the meeting at 6:45 p.m.  
Approved 5-0

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Judy McConnell, Chairperson

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Elliot Klimowski, City Planner

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