

## REGULAR NORWALK PLANNING AND ZONING MEETING 01-13-2020

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, January 13, 2020. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were, AJ Samuelson, John Fraser and Elizabeth Thompson and Donna Grant. Absent: Zach Webster and Barbara Bellizzi.

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

### **Approval of Agenda – 20-01**

Thompson made a motion to approve the Agenda and Fraser seconded. Approved 5-0

### **Approval of the December 9, 2019 Minutes – 20-02**

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

### **Welcome of Guests**

There were 32 guests present; with no one wishing to speak, the business portion of the meeting was opened.

### **New Business**

#### **Public hearing and recommendation regarding an amendment to the North Shore PUD for Parcel A, allowing for a hotel—20-03**

*Public hearing opened at 5:49 p.m.*

A request was received for the allowance of a four story hotel to be added as an acceptable use on Parcel A of the North Shore PUD. The amendment is necessary to allow a hotel as a principal use on Parcel A2 and to allow for four stories rather than the three stories which would be what the City's allows currently according to the Ordinance. The commercial area near Highway 5 and Highway 28 has yet to be developed; the construction of a hotel on Parcel A2 would spur further buildout of the North Shore area.

Chris Shires, Confluence, 525 17<sup>th</sup> Street Des Moines and Ryan Hussman, Hussman Development Inc. for Cobblestone Hotels, 208 S Elm Street, Anamosa, Iowa spoke. McConnell offered for public to comment; Glen Blumer, 5301 Clearwater Drive and Lakewood Association President spoke in support of the project and support from the association.

*Public hearing closed at 6:01 p.m.*

With no additional questions or discussion from the Commission, McConnell entertained a motion, Grant motioned, Thompson seconded and the item was approved 5-0.

#### **Public hearing and recommendation regarding a request to rezone 515 Sunset Drive from R-1(70) to C-O —20-04**

*Public hearing opened at 6:02 p.m.*

A request to rezone the property at 515 Sunset Drive was received by the City in hopes that the applicant will attain and convert a former church into a childcare center. Jill Larson, applicant and owner of Crayons2Pencils childcare wishes to convert the former church to provide after school childcare as well as to provide space for the community to utilize as well but childcare as its primary use. The parcel is currently zoned as R-1 (70) for single family residential, which allows for childcare but would need to take place within a home and as a secondary use. The change to C-O Commercial Office is the lowest level of commercial that will also allow for childcare/daycare. The current structure sits on an odd shaped parcel containing roughly 7.49 acres, and there has been consideration by the applicant to subdivide the parcel. Jill Larsen, 233 Thornhill Road and Cindy Gavin, 503 Rellim Drive provided a short presentation of what could be proposed if property was rezoned and attained. Mel Cortum, 319 Pine Avenue, Jenny Smith, 301 Pine Avenue and Sandra Sharpe, 312 Trevor Court asked questions and expressed concerns.

*Public hearing closed at 6:15 p.m.*

McConnell entertained a motion; Grant motioned with a recommendation that the zoning be changed to C-O in the area of the building structure and piece of land that the applicant wishes to use as outdoor play space and the remaining land left as R-1 (70). Fraser seconded. Approved 5-0

**Public hearing and recommendation regarding an amendment to the Legacy PUD Parcel 5, allowing for 20 foot garage widths—20-05**

*Public hearing opened at 6:28 p.m.*

This request is to amend the Legacy PUD to allow for 20 foot wide garages on Parcel 5, known as Legacy Circle Villas Plat 2. At present, nine units have been built with 20 foot attached garages and were approved with these smaller width garages as an oversight.

*(Thompson left at 6:30 p.m.)*

Steve Moseley, Hubbell Realty, spoke. McConnell asked for public comment.

Bob Dooly, 809 Sawgrass Drive spoke in favor of the garage width to remain at 20'.

*Public hearing closed at 6:38 p.m.*

McConnell entertained a motion to approve, Grant motioned to approve, Samuelson seconded, approved 4-0.

**Public hearing and recommendation regarding a Zoning Ordinance amendment to the Sign Regulations for commercial building signs—20-06**

*Public hearing opened at 6:39 p.m.*

After research across the metro and receiving feedback from developers which indicated that Norwalk's sign ordinance is more restrictive than that of surrounding communities, staff is proposing an amendment to the Sign Regulations of the Zoning Ordinance for increased allowable sign area for commercial buildings. Currently, commercial building signs are allowed to be up to 5% of the façade area of a building in C-O, C-1, C-2, C-3 and C-4 districts. More than half of metro communities determine sign sizing by use of scaling allowable sign area by setback distance from public street right-of-way. The proposed amendment would be located under Chapter 175H.09 Building Signs.

*Public hearing closed at 6:49 p.m.*

Grant motioned to approve with a recommendation to add language to specify and limit it to the lineal space of the tenant space if there are multiple users (business strip). Fraser seconded. Approved 4-0

**Discussion on Comprehensive Plan requests for proposals**

An email was sent by Luke Parris in regards to the start of the consultant/proposal process and what the review process will be for the future updating of the Comprehensive Plan.

**City Council Update-** Baker indicated the proposed hotel to be built in the North Shore area will play a crucial part for the development of the North Shore area.

**Economic Development Update-** none

**Community Development Update-** Site plan and building plans received for the Alice Place apartments and are under review, site plan will be at next P&Z meeting. Holland Pointe Preliminary Plat received and is under review. Blooming Heights south area preliminary plat received, but was last tabled at Council, so cannot review until off the table.

**Next meeting Date –January 27, 2020**

**Adjournment – 20-07**

Motion by Fraser and seconded by Grant to adjourn the meeting at 6:54 p.m.  
Approved 4-0

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Judy McConnell, Chairperson

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Elliot Klimowski, City Planner

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