

REGULAR NORWALK PLANNING AND ZONING MEETING 01-30-2020

Call to order

The special meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Thursday, January 30, 2020. The meeting was called to order at 12:00 p.m. by Chairperson Judy McConnell. Those present at roll call were, AJ Samuelson, John Fraser and Elizabeth Thompson and Zach Webster. Absent: Donna Grant and Barbara Bellizzi.

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

Approval of Agenda – 20-08

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

Approval of the January 13, 2020 Minutes – 20-09

Samuelson motioned to approve the January 13, 2020 Minutes and Fraser seconded. Approved 5-0

Welcome of Guests

There were 2 guests present; with no one wishing to speak, the business portion of the meeting was opened.

New Business

Request from Iceberg Development Group, Inc. for the approval of the Site Plan of Alice Place—20-10

This request would be for the approval of a senior apartment building in Parcel J of Marketplace at Echo Valley Plat 3 and would consist of 59 age-restricted units. This project would be the fourth senior housing project to be built in the City in the last 2 years. Ingress/egress by way of Marketplace Drive and will also have pedestrian areas and connection to a pedestrian trail. Senior living projects tend to produce less vehicular traffic than other residential projects; therefore, the site plan contains 77 parking stalls, less than the required calculation of 118. Marketplace Drive was built with the intention to handle overflow parking from bordering parcels; Staff believes the applicant should be granted a waiver on the parking requirements.

Jim Bergman, 7152 El Dorado, WDM and Erin Ollendike, CDA, 3405 SE Crossroads spoke and answered questions. McConnell expressed a great deal of concern regarding the waiver on the parking requirement.

Samuelson motioned to approve the Site Plan of Alice Place and Thompson seconded, McConnell reiterated concern of less than required parking stalls. Approved 5-0

City Council Update- None

Economic Development Update- none

Community Development Update- Orchard View Plat 5 construction plans to be submitted for review.

Next meeting Date –February 10, 2020

Adjournment – 20-11

Motion by Webster and seconded by Thompson to adjourn the meeting at 12:18 p.m.
Approved 5-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date: _____

