

REGULAR NORWALK PLANNING AND ZONING MEETING 03-09-2020

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, March 9, 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, Megan Regennitter and Zach Webster. Absent: Donna Grant.

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

(Grant arrived after roll call at 5:45 p.m.)

Approval of Agenda – 20-16

Grant made a motion to approve the Agenda and Fraser seconded. Approved 7-0

Approval of the February 24, 2020 Minutes – 20-17

Thompson motioned to approve the February 24, 2020 Minutes and Webster seconded. Approved 7-0

Welcome of Guests

There were 7 guests present; with no one wishing to speak, the business portion of the meeting was opened.

New Business

Public hearing and recommendation on a Zoning Ordinance amendment to establish a C-5 Zoning District—20-18

Public hearing opened at 5:46 p.m.

Staff presented to Planning & Zoning and Council the idea of a new commercial zoning district in August of 2019. C-5 Traditional Commercial was created by City Staff to allow for denser commercial development with reduced setbacks in new development or redevelopment areas of the community. At present, Founder's District Commercial and Town Center Commercial are specific districts limited to specific geographic areas of town and C-5 would have similar bulk regulations but would apply to areas outside of those specified areas.

Public hearing opened at 5:52 p.m.

Grant made a motion to approve the Zoning Ordinance amendment to establish a C-5 Zoning District, Samuelson seconded. Approved 7-0

Discussion and recommendation on garage requirements

The City of Norwalk Zoning Ordinance contains garage requirements for residentially-zoned land that City Staff has found surrounding metro cities are not requiring. Previous discussions before Planning & Zoning Commission did not have feedback from Homebuilder's Association or individual builders and industry feedback suggests a code modification or outright removal of those garage requirements from the Zoning Ordinance. Staff recommendation is for amendment to the code language in the Zoning Ordinance related to garage requirements. Developers and builders who spoke on behalf of a change in the requirements were: Steve Moseley, Hubbell Realty, Adam Grubb, Jerry's Homes, Casey Gerlitz, Gerlitz Design, Cory Pruisman, Greenland Homes, and Dan Knoup, DM HBA.

Commissioners discussed and asked questions regarding requirements and if those who attended build homes without garages, response were that the market dictates what is necessary and most consumers want garages. It was at the recommendation of the Commission that the requirement be square footage per house type/category rather than a minimum of 22 foot width. Grant made a motion that the Commission has no problem with a minimum of 20' width garages for single family, depth would be in consideration with a particular product, Samuelson seconded. Approved 7-0

City Council Update- none

Economic Development Update- Sleep Inn moving forward working on the bid process, groundbreaking to be on May 7th (tentatively), Hughes Crossing/Ignit meeting again with last pieces of agreement process, Cobblestone on North Shore – working on development agreement and moving forward which will help to trigger monument sign. Jimmy Johns to be opening soon, El Durado to be opening soon, Mahalo's will be starting work soon and plan to open in May, Kosovar snap elections in fall so lots of changes with people, ambassadors etc, Culver's owner #3 working with development agreements.

Community Development Update- North Avenue/Main Street project to start in the spring and summer to beautify the downtown area. "Missing Middle" still a discussion in Norwalk.

Next meeting Date –March 23, 2020

Adjournment – 20-19

Motion by Fraser and seconded by Thompson to adjourn the meeting at 6:52 p.m.
Approved 7-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date: _____