

## **REGULAR NORWALK PLANNING AND ZONING MEETING 04-27-2020**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held electronically due to COVID-19 (Coronavirus) State of Emergency WHEREAS, Iowa Code Section 372.14(2) and the Norwalk City Code Chapter 15.02(2) grant the Mayor powers in emergency circumstances when public danger exists to take extraordinary steps to protect the public health and safety; therefore, all in attendance met via google hangout, Monday, April 6, 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, Donna Grant and Zach Webster. Absent: None

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

### **Approval of Agenda – 20-31**

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

### **Approval of the April 6, 2020 Minutes – 20-32**

Grant motioned to approve the April 6, 2020 Minutes and Webster seconded. Approved 7-0

### **Welcome of Guests**

There were 21 guests present by computer and phone; with no one wishing to speak, the business portion of the meeting was opened.

### **New Business**

Jim Dougherty, City Attorney, was in attendance to explain an issue with the link sent out for the Public Hearings; due to the issue, a new link had to be sent to those individuals of which the City had contact information. In an effort to be fair, all public in attendance would be allowed to speak and the record carried over to the May 11, 2020 meeting. The same two Public Hearings will happen again at the May 11, 2020 meeting when an official public hearing and vote will take place.

### **Partial Public Hearing on a zoning amendment to change land east of Silverado Estates south of Highway G-14 from A-R Agricultural Reserve to R-1(60) Single Family Residential—no vote due to virtual link error**

This request is to rezone 47 acres of land located east of Silverado Estates and on the south side of Highway G-14 from A-R Agricultural Reserve to R-1(60) Single Family Residential. The 47 acres is the greater part of 80 acres that is immediately sewerable and the remainder will require future sewer service from the south. The rezoning of 47 acres would allow for the development of sixty-eight 70' lots and sixty-five 60' lots and meets all guidelines of the Comprehensive Plan. Jared Johnson, Accurate Development explained the draw of purchasing the land for development because it is immediately sewerable and that they could go from the RE-1 of Silverado Estates to smaller lots of 70' & 60' heading east towards commercial areas of development. Several residents of the development just west of this proposed development had comments to share which will be carried over to the May 11<sup>th</sup>, 2020 meeting. Those who spoke and were not in favor of size of small lots being built along the rear of their property lines were:

Brian & Metinka Slater, 1117 Colt Lane, had lot size concern and traffic concerns as well as if any drainage studies have been done or will be done, curious about outlets and what will the plan be for the remaining property that is planned for future development.

Charles Adams, 3338 Sundance Ct (also sent email to City), concerned that the amounts of home values are not lining up and Silverado Estates will no longer be Rural Estates once the this development goes in. Warren County Future Land Use Plan-CSR land-what is Norwalk's priority.

Joyce & Bruce Bain, 1134 Colt Lane (also sent email to City), concerned about the small lot size and noise abatement between communities throughout Norwalk between developments, 5 small homes in their backyard doesn't sit well, does not want tiny homes in her backyard, would like to know if Agrihood has been taken into account.

Jennifer McCall, 3347 Sundance Ct (also sent email to City), questions about the definitions of densities, a need to increase the notice period so residents are not reacting emotionally but factually, math doesn't add up for square footage of homes and concerned about quality of homes, assessed value is different than market value and has concern for that, wanted to know if the traffic study was done prior to pandemic or during the pandemic, concerned about development having rental properties and the safety of her children, has been paying \$8 a month for future sewer that may never come to fruition.

Ross Ingwersen, 1140 Colt Lane, wanted to echo all the concerns of his neighbors.

Nick & Rachel Ford, 1128 Colt Lane (also sent email to City), same concerns of everyone else, concerned for school system-busing and the strain on the school system with all the added families.

Randy Simms, 3112 G-14 (also sent email to City), concern of ingress/egress and site lines, several lots would line the side of his property-not the rear and this would hurt any resale value of his property.

Other property owners of Silverado Estates opposed to the development that had emailed the City but were not in attendance or didn't speak at the virtual meeting:

Casey & Kelsey White, 1110 Colt Lane

Melissa & Brett Stewart, 1122 Colt Lane

Grant inquired about 1900 sq ft homes and where that information could be found. McConnell and Parris indicated that it is information from the developer with in the covenants.

With that, this discussion came to a close until the May 11, 2020 meeting.

#### **Partial Public Hearing on a zoning amendment related to standard garage dimensions—no vote due to virtual link error**

Discussion has continued regarding the Zoning Ordinance relating to the required sizes for two-car garages in residential zoning districts. The proposed amendment would change the requirement from 22 ft wide by 20 ft deep garages to modifying it as an overall square footage requirement of 440 sq ft. Additional discussions have taken place with Council members to try to figure out an alternative formula or calculation to make all happy with an amendment to the requirement. This will be brought back to the May 11, 2020 meeting.

#### **Request from Hart Family Hotels for the approval of the sleep Inn Site Plan—no vote due to virtual link error, special meeting will be held prior to May 11<sup>th</sup> meeting**

This request is for the approval of a site plan for a three-story, 52-room hotel to be located in the Marketplace at Echo Valley on Plat 4, north of the Draught House Restaurant. Approval would allow for construction of the first hotel in Norwalk and the site chosen meets all requirements for that construction to occur.

#### **City Council Update-** none

**Economic Development Update-** Sleep Inn hotel hopefully moving forward as well as other developments – just slowed slightly. The Governor allowed for some of restrictions of Warren County to be lifted with restaurants, retail, and fitness centers allowing for 50% capacity, some restaurants have said they will remain carry out only for a little while longer to ensure social distancing. Surveys coming out to help determine what type of economic package can be put together for small businesses in Norwalk and for residents to help re-stimulate the economy. Cobblestone Hotel still moving forward with development. State delegation trip was canceled due to pandemic and the hope is that it can happen in the fall or possibly next spring, the hope is to get Kosovo delegation back over here for groundbreaking at Sleep Inn Hotel because they share a partnership with the hotel.

**Community Development Update-** Comprehensive Plan- a survey was put out on Facebook and hopeful for good feedback. Potential for in person meeting May 11<sup>th</sup>, this is still being determined if it can happen with limitations.

**Next meeting Date –TBD for Sleep Inn, official meeting will be May 11, 2020**

**Adjournment – 20-33**

Motion by Fraser and seconded by Thompson to adjourn the meeting at 7:20 p.m.

Approved 7-0

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Judy McConnell, Chairperson

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Elliot Klimowski, City Planner

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