

## **REGULAR NORWALK PLANNING AND ZONING MEETING 07-13-2020**

### **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, July 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, 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.

### **Approval of Agenda – 20-51**

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

### **Approval of the June 22, 2020 Minutes – 20-52**

Samuelson motioned to approve the June 22, 2020 Minutes and Fraser seconded. Approved 6-0

### **Approval of the June 29, 2020 Minutes – 20-53**

Regennitter motioned to approve the June 29, 2020 Minutes and Webster seconded. Approved 6-0

### **Welcome of Guests**

There were 6 guests present by computer and phone; with no one wishing to speak, the business portion of the meeting was opened.

### **New Business**

#### **Request from Signature Development of Iowa, LLC for the approval of the Preliminary Plat of Shadow Creek Estates —20-54**

This request from Signature Development of Iowa, LLC is for the approval of the Preliminary Plat of Shadow Creek Estates to be located south of Beardsley Street and north of Legacy Plat 1. This is for a proposed development containing 167 single-family lots and a future 132 unit townhome parcel. The plat includes seven new public streets excepting the private streets in the townhome portion. The plat will be accessed from a single point of access on Beardsley Street and will identify a trail and sidewalks as well as 4.58 acres of parkland dedication. Jared Murray, Civil Design Advantage, 3405 SE Crossroads Suite G in Grimes was available for questions. McConnell opened up the discussion to the Commissioners, with no questions or comments Samuelson made a motion to approve and Webster seconded.

Approved 6-0

#### **Request from Signature Development of Iowa, LLC for the issuance of a grading permit for Shadow Creek Estates —20-55**

This grading permit is for the grading of plats 1 & 2 of the Shadow Creek Estates PUD south of Beardsley Street. The reason for the request is due to the ability for the Commissioners to allow for the issuance of the grading permit to start work prior to the approval of the Preliminary Plat through Council which will not go before Council until the August meeting. The grading plan shows that all proper precautions and erosion controls will be in place prior to moving any dirt particularly with the environmental sensitive areas nearby, such as the drainage corridor leading to Lake Colchester. Jared Murray, Civil Design Advantage, 3405 SE Crossroads, Suite G in Grimes was available for questions. With no questions from the Commissioners, Regennitter motioned to approve the issuance of a grading permit and Samuelson seconded. Approved 6-0

**Request from Norwalk Lots, LLC for the issuance of a grading permit for Timber Ridge—20-56**

This request from Norwalk Lots, LLC is for the allowance of grading to take place in the Timber Ridge development south of Highway G14 in the western section of Norwalk. The developer wishes to begin grading the 47 acres prior to Council approval of the preliminary plat which will come August 6<sup>th</sup>, 2020 at the earliest.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads, Suite G in Grimes was available for questions. Samuelson motioned to approve the grading permit request and Regennitter seconded.

Approved 6-0

**City Council Update-** None

**Economic Development Update-** None

**Community Development Update-** Update on Comprehensive Plan-onto the next phase, a video will be available to educate the public and the early stages of the public participation process will be starting.

**Next meeting Date –July 27<sup>th</sup>, 2020**

**Adjournment – 20-57**

Motion by Fraser and seconded by Webster to adjourn the meeting at 6:10 p.m.

Approved 6-0

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Judy McConnell, Chairperson

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Elliot Klimowski, City Planner

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