

REGULAR NORWALK PLANNING AND ZONING MEETING 08-10-2020

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 27, 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, Megan Regennitter, and Zach Webster. Absent: Donna Grant and Elizabeth Thompson

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

Approval of Agenda – 20-62

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

Approval of the July 27, 2020 Minutes – 20-63

Regennitter motioned to approve the July 27, 2020 Minutes and Fraser seconded. Approved 5-0

Welcome of Guests

There were 5 guests present by computer and phone; with no one wishing to speak, the business portion of the meeting was opened.

Request from Norwalk Community Schools for the approval of a site plan amendment to the baseball and softball complex—20-64

This is a request for the approval of a site plan amendment to the Norwalk Community Schools baseball and softball complex. This would include the paving of the parking area around the complex as well as additional landscaping and footpath installation. The site plan amendment will help organize the parking situation on the site as well as provide improvement to the stormwater management. Staff would recommend approval. James Rodemyer, Bishop Engineering was available for questions. Samuelson motioned to approve the Site Plan Amendment from Norwalk Community Schools and Fraser seconded. Approved 5-0

Recommendation on upcoming agenda items for Board of Adjustment—20-65

Two items will be brought before Board of Adjustment on Tuesday August 18th; Planning and Zoning has the ability to offer a recommendation to the Board of Adjustment to include with the review the staff report.

The first item is a variance request for swimming pool separation on a property. City Ordinance 175A.31 is cited for the case which requires that all swimming pools shall observe ten foot setback from any principal structure, accessory structure and property lines. The applicant is requesting a distance of six feet separation rather than the 10 feet per code. Staff recommendation will be for denial due to not meeting the three criteria that the Board members will have to consider. Collin Hillmer, Iron Men Construction, LLC 294 W Hickman Rd, spoke and explained the work that has been completed on the pool house due to the understanding that it was previously approved. Samuelson commented on a struggle to recommend the granting of a variance due to the tight space between the structures and the pool. Chantha Bjerke, 3705 Autumn Sage Circle spoke to the frustrations of feeling ill informed of the approval. Regennitter made the comment of this being a communication error of what was approved in the site plan and the homeowner and builder thought was approved. Regennitter added that she does not see an undue hardship and would not be comfortable recommending the granting of a variance. McConnell was also not comfortable in granting a variance.

The second item will be a request for a special use permit for overnight boarding at Amore Pets, LLC located at 1030 Sunset Drive. Applicable code for the Board to review conditions of will be 175A.05 and 175B.12 observing what the definition of a kennel is and district regulations for a C-2 district.

This will be a move for Amore Pets from the east upper portion of the building (addressed as 1017 Main St #3) to the lower west side (addressed 1030 Sunset Drive) which is a larger space and will allow a maximum capacity of 40 dogs at 3,444 square ft. per state guidelines.

Applicant Casey Bright, 639 Nantucket Place, spoke and explained the desire to allow 15 dogs in the facility rather than the state allowance of 40 dogs. Bright also described the procedures that will be followed per state guidelines for cleaning/sanitization, and updates to the facility per state requirements.

Also explained was the hours of operation and the latest hour of the day that a dog would be outside and how many would be allowed out at one time. McConnell inquired about the disposal of waste and Webster inquired about the land to the north of the building and who owns/maintains it. Bright

explained waste would be put in the dumpster which would be emptied often and the grass area to the north of the building is right-of-way but maintained and cleaned up by Amore Pets staff. Regennitter asked Klimowski what would be required for Amore Pets to increase the dog capacity at a later date.

Klimowski – Amore would have to apply for a new special use permit to increase the dog capacity.

Samuelson made a motion with a recommendation of a cap at 20 dogs, Regennitter seconded.

Approved 5-0

City Council Update- Dumpsters will be made available for storm cleanup of the August 10th storm, no date or time of when yet.

Economic Development Update- Still working on a sports complex, Sleep Inn will still build in Norwalk but location may change, hotel will still develop in the North Shore area, Mahalo's Donut & Coffee shop to open in 2-4 weeks, Economic Development grants available for commercial improvements as well as help businesses in Norwalk with employees, Kosovo trip is offered for the fall but will hold off until the spring.

Community Development Update-Some possible changes to Holland Pointe a preliminary plat will be brought to a future meeting.

Next meeting Date –August 24, 2020

Adjournment – 20-66

Motion by Fraser and seconded by Regennitter to adjourn the meeting at 6:40 p.m.

Approved 5-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date: _____