

## REGULAR NORWALK PLANNING AND ZONING MEETING 09-14-2020

### 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, September 14, 2020. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were, AJ Samuelson, Zach Webster, Elizabeth Thompson, Megan Regennitter, and Donna Grant. Absent: John Fraser

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

### Approval of Agenda – 20-72

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

### Approval of the August 24, 2020 Minutes – 20-73

Webster motioned to approve the August 24, 2020 Minutes and Grant 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.

### Public hearing and recommendation on a request from Kelly Cortum for a Comprehensive Plan Amendment to change an area of the Dobson PUD from Low Density Residential to Medium Density Residential —20-74

Public hearing opened at 5:49 p.m.

This request from Kelly Cortum is for an amendment to the Comprehensive Plan in order to allow for a change in rezoning to the Dobson Planned Unit Development. Kelly Cortum, 520 Crescent Lane, was available for questions.

Public hearing closed at 6:02 p.m.

Samuelson made a motion to approve the Comprehensive Plan Amendment for the Dobson PUD and Grant seconded. Approved 6-0

### Public hearing and recommendation on a request from Kelly Cortum for an Amendment to the Dobson PUD to allow for R-2 uses in Parcel D—20-75

Public hearing opened at 6:10 p.m.

This request from Kelly Cortum is for the amendment to the Dobson PUD of Lots 2-5 to be rezoned from R-1 (60) to R-2 for the potential construction of two duplexes placed on four narrow lots which would produce larger yard setbacks for those lots.

Public hearing closed at 6:13 p.m.

Regennitter made a motion to approve the Amendment to the Dobson PUD to allow for R-2 uses in Parcel D and Webster seconded. Approved 6-0

### Request from Hubbell Realty Company for a Grading Permit for Holland Pointe—20-76

This request from Hubbell is for permission to grade approximately 40 acres south of Beardsley Street at the site of Holland Pointe. The area considered would be Holland Pointe Preliminary Plat 2, which the preliminary plat has been submitted.

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Dr #G, Grimes was available for questions. Samuelson made a motion to approve the request for grading permit for Holland Pointe, and Regennitter seconded. Approved 6-0

### Request from Diligent Development for approval of the Final Plat of Blooming Heights South Plat 1—20-77

This request from Diligent Development is for the approval of the Final plat for Blooming Heights South Plat 1 located north of Iowa Hwy G-14 and west of 50<sup>th</sup> Street. This is the first phase of the Blooming

Heights South PUD and will contain 34 single-family residential lots, 32 of which abide by R-1 (70) bulk requirements with 5-foot setbacks per the PUD. This plat includes the extension of Crabapple Drive as well as two additional right-of-way streets and sidewalks.

Thompson motioned to approve the request for Final plat of Blooming Heights South Plat 1, Webster seconded. Approved 6-0

Thompson left at 6:30 p.m.

**City Council Update-** None

**Economic Development Update-** Subway will be moving to 1850 Sunset Dr., this will allow Kum & Go to expand. Working on North Shore/Cobblestone Hotel which is going well and also working with a new potential sports complex user

**Community Development Update-**The online Comprehensive Plan outreach is in full swing. An "Online Town hall" meeting will be held on Tuesday September 22<sup>nd</sup> to get public input. Elliot will have a joint meeting with Hollie to update Caldwell Banker of things going on in Norwalk and things to come, Elliot will discuss the "missing middle" and concerns about that.

**Next meeting Date –September 28, 2020**

**Adjournment – 20-78**

Motion by Grant and seconded by Regennitter to adjourn the meeting at 6:33 p.m.  
Approved 5-0

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Judy McConnell, Chairperson

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Elliot Klimowski, City Planner

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