

REGULAR NORWALK PLANNING AND ZONING MEETING 10-12-2020

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, October 12, 2020. The meeting was called to order at 5:45 p.m. by Vice Chairperson Donna Grant. Those present at roll call were, AJ Samuelson, Zach Webster, Elizabeth Thompson, Megan Regennitter, and John Fraser. Absent: Judy McConnell

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

Approval of Agenda – 20-87

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

Approval of the September 28, 2020 Minutes – 20-88

Regennitter motioned to approve the September 28, 2020 Minutes and Thompson seconded. Approved 5-0

Welcome of Guests

There were 11 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 an Amendment to the Legacy PUD to allow for R-4 uses in Parcel 3, and for R-2 uses in Parcel 1—20-89

Public hearing opened at 5:48 p.m.

This request is for an amendment to the Legacy PUD to add R-2 uses to the permitted uses of Parcel 1, R-4 uses of Parcel 3 and refine the park dedication area of Parcel 4. The current uses of the parcels as C-2 and TC have not been marketable for the applicant for a number of years; therefore, new proposals are being made which would require an amendment to specific areas of the PUD for future development of the land. P&Z Commissioners expressed concern regarding the loss of Commercial lots. Surrounding property owners expressed concern regarding the R-4 concept, a senior apartment complex. Suzanne Oeth, 830 Sawgrass Drive spoke as well as Don Darnell, 550 Legacy Court #34. Public hearing was closed at 6:11 p.m.

Commissioners expressed concern over the loss of commercial space.

Moseley requested that the item be tabled to allow for additional information.

Regennitter motioned to table the item and Thompson seconded. 5-0 Tabled

(Thompson left at 6:30 p.m.)

Public hearing and recommendation on a Comprehensive Plan Amendment to change the Future Land Use of land at 4089 R57 Highway from Medium Density Residential to Future Low Density Residential—20-90

Public hearing opened at 6:30 p.m.

A request was made to City Staff to change the Future Land Use designation from Medium Density Residential to Low Density Residential on the property located at 4089 R57 Highway. The reason for the request is to allow for a division of approximately 2.72 acres from the northwest corner of the parcel for the future development of a family home. Melissa Tuttle, 4175 R57 Highway, spoke on behalf of the family proposing the split. It was explained by Tuttle that it is a family farm and will continue to be a family farm in the future; there are no plans to sell for development.

Public hearing closed at 6:34 p.m.

Commissioners discussed finding a way to allow for the change for a family farm.

Regennitter motioned to approve the amendment change to the Future Land Use from Medium Density Residential to Low Density Residential and Samuelson seconded. 4-0

City Council Update- Bike/Trail path project approved and will begin construction soon. Completion date for some projects will be next summer or fall.

(Thompson returned at 7:00 p.m.)

Economic Development Update- Pre-app meeting with North Shore development to discuss hotel, restaurant and road construction.

Community Development Update- Comprehensive Plan outreach still happening and surveys available for citizens to take both adult and youth.

Next meeting Date –October 26, 2020

Adjournment – 20-91

Motion by Fraser and seconded by Grant to adjourn the meeting at 7:04 p.m.
Approved 5-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date: _____