

REGULAR NORWALK PLANNING AND ZONING MEETING 10-26-2020

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 26, 2020. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were, Donna Grant, AJ Samuelson, 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 – 20-92

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

Approval of the October 12, 2020 Minutes – 20-93

Regennitter motioned to approve the October 12, 2020 Minutes and Grant seconded. Approved 6-0

Welcome of Guests

There were 7 guests present by computer and phone; with no one wishing to speak, the business portion of the meeting was opened.

Remove from table the public hearing and recommendation on an Amendment to the Legacy PUD to allow for R-4 uses in Parcel 3 and for R-2 in Parcel 1—20-94

Regennitter motioned to remove item from table, Thompson seconded. Approved 6-0

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—20-95

Public hearing opened at 5:55 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. There was no comment from the public. Steve Moseley and Joe Pietruszynski, Hubbell Realty Company, 6900 Westown Parkway spoke and answered questions. Bill Wright, CBRE/Hubbell Commercial, explained the lack of commercial sales for the parcels over the course of 15 years. Commissioners expressed concern over the loss of commercial space with an amendment to the parcels.

Public hearing was closed at 6:22 p.m.

During deliberation, Commissioners discussed the loss of commercial lots to the northeast of this development and held fast to the desire for parcels to remain unchanged at this time and not be turned to residential rooftops.

Fraser made a motion to approve the amendment to the Legacy PUD, Thompson seconded. The vote result was unanimous denial. Defeated -- 6, Approved-- 0

Public hearing and recommendation on an Ordinance to allow zoning for Infill Planned Unit Development in the City of Norwalk —20-96

Public hearing opened at 6:46 p.m.

City Staff is seeking recommendation on an ordinance that would allow for smaller-scale planned unit developments. At present, the Zoning Ordinance requires PUD's are a minimum of 10 acres for rezoning consideration. It was observed by Staff, citizens and Planning and Zoning there are areas of the City in need of redevelopment but due to current zoning rules, cases have gone before Board of Adjustment in order to prove hardship before allowing changes to occur. Staff recommends approval of the Ordinance.

Public hearing closed at 6:52 p.m.

McConnell inquired about the necessity for parkland dedication requirements, Parris suggested the Commission make a recommendation.

McConnell entertained a motion to approve the Ordinance to allow zoning for Infill Planned Unit Development with a clause added by Staff to include parkland dedication requirement, Regennitter motioned, Grant seconded. Approved 6-0

Request from Windsor Windows for a site plan amendment creating a gravel parking expansion—20-97

A request for a site plan amendment to allow for the creation of a temporary gravel parking extension north of the current loading area at Windsor Windows, 901 South Sunset Drive. Gravel would not be allowed for permanent placement per Code, but could be noted as reasonable as a temporary fix prior to a future expansion of the facility. Applicant Karl Dilks, Facility Manager of Windsor Windows, was available for questions. Staff recommends approval of the site plan amendment. McConnell entertained a motion, Grant motioned to approve the Site Plan Amendment and Thompson seconded. Approved 6-0

Request from Locust Center, LTD for the approval of the preliminary plat of Twin Lakes Plat 4—20-98

This request is for the approval of a preliminary plat within our 2 mile boundary, just outside the City limits in a development east of E 27th/80th Avenue. This would be a replat of Twin Lakes Plat 3 and would create 8 single-family lots. Surrounding properties are similar in nature and Staff would recommend approval. McConnell entertained a motion, Regennitter motioned to approve the preliminary plat of Twin Lakes Plat 4 and Grant seconded. Approved 6-0

City Council Update- None

Economic Development Update- City continues to work with an urban designer to assist in the design of the Town Center area and Sports Complex

Community Development Update- Board of Adjustment set to meet November 10th to review a Special Use Permit for a City project, this would be something that P&Z Commission would review, does P&Z find that necessary?

Next meeting Date –November 9, 2020

Adjournment – 20-99

Motion by Fraser and seconded by Regennitter to adjourn the meeting at 7:08 p.m.
Approved 6-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date: _____