

REGULAR NORWALK PLANNING AND ZONING MEETING 11-23-2020

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, November 23, 2020. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were, AJ Samuelson, Elizabeth Thompson, Megan Regennitter, Donna Grant, Zach Webster and John Fraser. Absent: None

Staff present included: Elliot Klimowski, City Planner, Luke Parris, Community Development Director and Hillarie Ramthun, Community Development Coordinator. Also present: City Manager, Luke Nelson, City Attorney, Jim Dougherty and Mayor Tom Phillips.

Approval of Agenda – 20-103

Fraser made a motion to approve the Agenda and Grant seconded. Approved 7-0

Approval of the November 9, 2020 Minutes – 20-104

Grant motioned to approve the November 9, 2020 Minutes and Regennitter seconded. Approved 7-0

Welcome of Guests

Chairperson McConnell welcomed the 10 guests present by computer and phone and the business portion of the meeting was opened.

Discussion on Planning & Zoning Commission recommendations to City Council-Mayor Tom Phillips

City Attorney, Jim Dougherty and Mayor Tom Phillips discussed the importance of the Commissioners role with review and recommendations that are sent onto City Council.

Request from Norwalk Lots, LLC for the approval of Timber Ridge Plat 1 Final Plat—20-105

This request for Norwalk Lots, LLC is for the approval of a final plat for the first phase of a development east of Silverado Ranch Estates which will contain 69 lots, right-of-way for three streets and three stubs for future streets. Dean Roghair, Civil Design Advantage, was available for questions.

Without further discussion, Commissioner Grant made a motion to approve the request, Regennitter seconded. Approved 7-0

Request from Signature Development of Iowa, LLC for the approval of Shadow Creek Estates Townhomes Plat 1 Final Plat—20-106

This request from Signature Development of Iowa, LLC is for the approval of the final plat of a townhome development in the Shadow Creek Estates PUD south of Beardsley Street. This portion of the development will contain 132 lots, one egress street off Beardsley Street and five private streets most running east/west. The platting is R-3 Medium Density Residential and will be made up of mostly townhome units in 4-,5-, & 6-plex buildings. Landscape buffer easements are required north, east and south of the platting area. Dean Roghair, Civil Design Advantage, was available for questions.

With no additional discussion necessary, Thompson motioned to approve the request and Grant seconded. Approved 7-0

Discussion and recommendation on Board of Adjustment item

A request for a special use permit at 567 Beardsley Street to allow for an accessory solar array was submitted to the City by applicant, Alicia Shaul. The property is zoned RE-1, Single-Family Residential Estates, and the zoning ordinance does not specifically address solar arrays, therefore, a special use permit is required. Proper notice was provided to surrounding property owners as well as the Des Moines Register. Greg Theis, 563 Beardsley Street, Glen Blumer, 5301 Clearwater Drive, Les Bruner, 559 Beardsley Street and the applicant Alicia Shaul all spoke regarding the request. It was also discussed among Commissioners and though there was no recommendation to send onto BOA, Commissioners requested

that the subject be discussed in the future to add to the ordinance or create requirements for solar arrays moving forward.

Council Update: None

Economic Development Update: None

Community Development Update: New Urban Style Development discussion to happen with Council sometime in the near future.

Next meeting Date –December 14, 2020

Adjournment – 20-107

Motion by Regennitter and seconded by Fraser to adjourn the meeting at 6:42 p.m.

Approved 7-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date: _____