

REGULAR NORWALK PLANNING AND ZONING MEETING 2.22.2021

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, February 22, 2021. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Elizabeth Thompson, John Fraser, AJ Samuelson, Zach Webster, and Donna Grant. Absent: Megan Regennitter

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

Approval of Agenda – 21-13

Motion by Fraser and seconded by Thompson to approve the agenda. Approved 6-0

Approval of Minutes – 21-14

Motion by Fraser and seconded by Grant to approve the minutes from the February 8, 2021 meeting. Approved 6-0

(Regennitter arrived at 5:47 p.m.)

Public hearing and recommendation on an amendment to the City of Norwalk Zoning Map to change the property at 2600 50th Avenue from A-R to R-1 —21-15

Public hearing opened at 5:49 p.m.

City Staff received an application to amend the City of Norwalk Zoning Map to change the property at 2600 50th Avenue from A-R, Agricultural Reserve to R-1, Single-Family Residential. The intention of the request would be to allow the Raun family to create a division of the property for residential use for family, still use as Ag in some areas because it is an allowable use in R-1 zoning and also for the preservation of the frontage in the southwest corner of the property for future growth and change of the area. Kate Raun, applicant, was available for questions.

Public hearing closed at 5:56 p.m.

Commissioners did not have comments or concerns, therefore, Regennitter made a motion to approve the amendment and Grant seconded. Approved 7-0

Presentation from Adam Mekies on Norwalk Central concepts

The City of Norwalk hired Consultant, Adam Mekies, to help design different concepts for the Norwalk Central project. Mekies provided details of a couple different concepts that could be possible for the project and Parris explained that no matter what option is chosen, it is only the first of a ten step process which will include more input from Planning & Zoning Commission.

Discussion on Accessory Dwelling Units

In August 2019 a discussion took place at Planning & Zoning regarding accessory dwelling units. This was due to an applicant's request of an accessory dwelling unit on a property zoned RE-1, Rural-Estates Single Family Residential. In February 2021, consideration for an accessory dwelling unit was brought to the Board of Adjustment to allow as a special use permit. P&Z Commissioners reviewed the application for Special Use prior to the BOA meeting and did not express opposition to the request. The request was ultimately denied by BOA because Commissioners did not want to override the Ordinance requirements of "the sole use of persons fully employed on the premises". BOA Commission has requested that City Staff bring the topic back to Planning & Zoning as well as Council to refine the City's definition to the very specific language that is in the Zoning Ordinance definition at this time. Regennitter mentioned some requirements of surrounding communities and how they handle accessory dwelling units; she recommended looking into what Pottawattamie County does for ideas. McConnell wanted to make sure tiny homes would not be allowed. The Peninsula District was brought up as a good model. Grant asked that City Staff bring ideas forward so the Commissioners could be more specific in what to recommend. Parris explained that this

discussion will be held at City Council and if it is well received, Staff will bring back something more formal to discuss. Jana Rector, 8181 45th Lane and her son-in-law, Ryan Dody (SP) spoke to explain their request at the BOA meeting for an accessory dwelling unit to be built on her A-R property for use of family living only.

City Council Update- Discussed the 179 acres along North River for park purposes

Economic Development Update- Norwalk Central project concepts and the three large moving parts that all tie together – Civic Space, Park Space and Commercial Space; the City is working with the development company and the sports complex on infrastructure.

Community Development Update- Discussed further the 179 acres along the North River and that it's protected by the Federal Reserve with a conservation easement and cannot be developed but nature paths may be mowed in order for use. The Parks Master Plan states that the City needed to increase its parkland and now that has been met.

Next meeting Date – March 8, 2021

Adjournment – 21-16

Motion by Grant and seconded by Thompson to adjourn the meeting at 7:01 p.m. Approved 7-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner