

REGULAR NORWALK PLANNING AND ZONING MEETING 4.12.2021

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, April 12, 2021. The meeting was called to order at 5:45 p.m. by Vice-Chairperson Donna Grant. Those present at roll call were Elizabeth Thompson, AJ Samuelson, and Megan Regennitter. Absent: Judy McConnell, John Fraser, and Zach Webster

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

Approval of Agenda – 21-25

Motion by Samuelson and seconded by Thompson to approve the agenda. Approved 4-0

Approval of Minutes – 21-26

Motion by Regennitter and seconded by Samuelson to approve the minutes from the March 22, 2021 meeting. Approved 4-0

Remove from the Table the Public hearing and recommendation on an amendment request regarding solar panel additions to the Zoning Ordinance—21-27

Regennitter motioned to remove from the Table, Samuelson seconded. Approved 4-0

Public hearing and recommendation on an amendment request regarding solar panel additions to the Zoning Ordinance—21-28

Public hearing opened 5:57 p.m.

At the end of 2020 a special use permit request went before the Board of Adjustment for a solar array that was a standalone structure located in the rear yard of the lot. This request prompted Staff to review the current City Code and it does not openly discuss solar panels. Previously, rooftop panels have been allowed with no problems or concerns, but rear yard solar arrays may be considered an accessory structure. During a recent Council meeting the topic was discussed and decided that solar panels should be directly addressed in the zoning ordinance. Staff pulled together proposed amendments to report to Planning & Zoning. The Commissioners requested additional information and more specific language, therefore, tabled the item. Staff revised the proposed ordinance, here is the summary:

- Add definitions to the ordinances for Building Footprint, Solar Energy Systems, Ground Mounted Solar Energy Systems, and Building Mounted Solar Energy Systems
- Add a section to General provisions that provide regulations for Building Mounted and Ground Mounted SES modeled after the recent City of Clive ordinance.
 - General regulations include requirements for building permit and engineer certification, neutral colors, and minimization of glare.
 - Building Mounted regulations include a 18 inch maximum height and that installations follow the slope of the roof.
 - Ground Mounted regulations include requirements for location in a rear yard, size limitation of 50% of building footprint or 500 square feet, whichever is smaller, 10' setbacks from property lines, 10' building separation, and a 6' maximum height.
- Allow Building Mounted Solar Energy Systems as an accessory use in all zoning districts.
- Allow Ground Mounted Solar Energy Systems as an accessory use in the A-R, RE-1, and PC Districts.
- Allow Ground Mounted Solar Energy Systems as a Special Use in the R-1 and C-2 districts.
- Requirements for open space would still need to be met - 30% in Residential districts, 20-25% in Commercial & Industrial districts, and 50% in the Ag district

- Requirements for general accessory structures would still need to be met - yard requirements (rear & side, no more than 30%), setback requirements (5 foot), building separations (10 foot), and height requirements (6 foot).

Members of public that spoke in opposition of previously proposed ordinance, once again opposed the revised proposal, they were: Lisa Niebuhr, 563 Beardsley; Greg Theis, 563 Beardsley; Scott McMurray, United Properties/Echo Valley; and Glen Blumer, 5301 Clearwater.

Public hearing closed 6:20 p.m.

Regennitter motioned to approve the ordinance with the ground mounted section deleted and Thompson seconded. Vote failed—2 Aye, 2 Nay.

Samuelson made a motion to approve the ordinance as it is and move the RE-1 to the Special Use zone with a maximum of 6ft in height, Thompson seconded. Approved – 3 Aye & 1 Nay

Public hearing and recommendation on a request from Jocelyn Stephany to rezone 1400 Sunset Drive from C-2 Community Commercial to the 1400 Sunset IPUD—21-29

Public hearing opened at 6:33 p.m.

This request from Jocelyn Stephany is to rezone the property at 1400 Sunset from C-2 Community Commercial to an Infill Planned Unit Development; rezoning the property will allow for the demolition of the existing structure and the construction of a replacement building of similar size. By changing the property to an IPUD, will allow for more relaxed side setbacks in order to increase the buildable area on the commercial lot. The proposed building will be set farther back on the lot which will allow paved parking consisting of 8-10 parking stalls. With the building set toward the rear of the lot, existing and dead trees will need to be removed; the IPUD contains language regarding buffer requirements since it borders a single-family to the east. The intent of the proposed building will be a beauty salon.

Dave Halblom spoke on behalf of 1408 Sunset Drive expressing concerns of enough parking and a proposed salon built next to an existing salon. Tim Stephany, 2048 Dorchester Street spoke on behalf of the applicant to describe proposed parking possibilities. Klimowski mentioned the requirement of 7 parking stalls per the calculations.

Public hearing closed at 6:39 p.m.

Samuelson motioned to approve the request to rezone 1400 Sunset from C-2 Community Commercial to the 1400 Sunset IPUD and Regennitter seconded. Approved 4-0

Request from Locust Center, LTD for the approval of the Final Plat of Twin Lakes Plat 4 —21-30

This Final Plat of Twin Lakes Plat 4 is a replat of Plat 3 and is located just outside of the City limits, east of East 27th Street and is within the 2 mile boundary which allows the City to review against the Future Land Use Plan. Plat 4 will consist of 8 lots and is an extension of Boston Trail. Staff recommends approval as it appears to be compatible with the Comprehensive Plan. Bob Veenstra of Veenstra & Kimm, Inc., 3000 Westown Parkway WDM, was available for questions. Regennitter motioned to approve the Final Plat of Twin Lakes Plat 4 and Thompson seconded. Approved 4-0

City Council Update- None

Economic Development Update- (Luke updated) Keep moving forward with the Norwalk Central project and a great meeting with the DOT regarding the North Shore project and lots of interest from folks for the areas near the Git-n-Go on Hwy 28.

Community Development Update—At the end of the month the steering committee will meet for the Comprehensive Plan where a review will happen of how to gather public input of the draft

future land use map and will hopefully get more reaction from people since it is a document to be viewed and hopefully closer to summer there will be some in person meetings to gather more information. Building Permit update for New Single-Family homes were at the highest they've been in 20 years with 78 permits at the end of March and at least 20 permits to be reviewed in the Building Officials basket as of the first week of April.

Next meeting Date – April 26, 2021 at 5:45 p.m.

Adjournment – 21-31

Motion by Thompson and seconded by Samuelson to adjourn the meeting at 6:47 p.m. Approved 4-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner