

REGULAR NORWALK PLANNING AND ZONING MEETING 4.26.2021

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 26, 2021. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were, AJ Samuelson, Megan Regennitter, John Fraser, Donna Grant and Zach Webster. Absent: Elizabeth Thompson

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

Approval of Agenda – 21-32

Grant requested that Agenda Item #5 (Public Hearing) be moved to become item #8 to allow other items to be presented and people to leave the meeting who weren't attending the Public Hearing. Fraser motioned to approve the change to the agenda and Grant seconded.

Approved 6-0

Approval of Minutes – 21-33

Motion by Regennitter and seconded by Webster to approve the minutes from the April 12, 2021 meeting. Approved 6-0

Request from Colonial Parkway Villas, LLC for the approval of the preliminary plat of Legacy Circle Villas Plat 3

—21-34

This request is for the approval of a preliminary plat on the east side of Colonial Circle which will contain 16 duplex lots and 51 compact detached single-family residential lots. This plat will continue the trend of the already developed plats 1 & 2 to the west of the proposed request. Rezoning of the area occurred in December of 2020 to allow for R-2 uses in the Legacy PUD. Plat 3 includes new right-of-way for the continuation of Sawgrass Drive (proposed to be private) and Legacy Drive (proposed to be public). Legacy Drive is proposed to have a public sidewalk, whereas Sawgrass Drive will not have a sidewalk. Sidewalk will surround the plat and also run through the middle toward the east. Joe Pietruszynski, Hubbell Realty Company and Caleb Smith, McClure Engineering were both available for questions. Grant expressed concern regarding lots 54, 55, & 56 being very close to a busy commercial road and any sidewalk that might run along those lots. Grant also mentioned the early patrons to the businesses to the east of the homes and headlights through windows as early as 4 a.m.

Grant made a motion to approve the preliminary plat of Legacy Circle Villas Plat 3 and Samuelson seconded. Approved 6-0

Request by Abby Brenizer for the approval of a Site Plan amendment at 810 Main Street—21-35

This site plan amendment is due to the desire to landscape the rear yard of 810 Main Street. The proposed landscape will be two mulched strips along the side lot lines with bush plantings and a large portion of river rock. The rock is permeable which will ensure proper drainage and the applicant will cordon off or post signs if necessary to keep people from parking in the proposed area. No discussion was necessary. Regennitter motioned to approve the site plan amendment and Webster seconded. Approved 6-0

Request from Capital Homes II, LLC for the approval of the preliminary plat of Center North Estates —21-36

This request is for the approval of the preliminary plat of Center North Estates IPUD located at the corner of Center Street and North Avenue. The proposed preliminary plat will contain four lots fronting North Avenue and one lot with access off of Center Street. Stormwater detention or retention will be required due to the grade of the area and additional runoff caused by

development. Peter Cutler, Capital Homes II, was available for questions. No discussion was necessary, Samuelson made a motion to approve the Preliminary Plat and Grant seconded. Approved 6-0

Public hearing and recommendation on an amendment request regarding accessory dwelling units to the Zoning Ordinance—21-37

Public hearing opened at 6:07 p.m.

In the early months of 2021 a special use permit request went before the Board of Adjustment for an accessory dwelling unit (ADU) on a property in the A-R district. The permit was denied due to the property owner not meeting the requirements of the Zoning Ordinance which requires an individual of an ADU to be employed on the property. Both Planning & Zoning Commission and Council recommended drafting an ordinance;

Summary of the ordinance:

- Permits ADUs on lots containing a detached single-family dwelling
- Property owner must live on the premises
- 650 square ft maximum
- ADUs must be structurally and aesthetically similar to the principal building
- ADUs must be provided an additional parking spot
- No home occupations allowed in ADUs by occupant of principal building

Jana Rector, 8181 45th Lane, spoke in favor of the ADU.

Public hearing closed at 6:19 p.m.

Grant made a motion to approve the amendment request regarding accessory dwelling units to the Zoning Ordinance and Samuelson seconded. Approved 6-0

City Council Update- None

Economic Development Update- Norwalk Central project – the City has been working with a private company to aid with concepts of the sports complex portion of the PUD. The Parks & Rec Dept. have been working closely with the Sports Complex Developer which has gone well. The Hotel at North Shore has been working with the DOT to ensure that the project is on the right track and moving forward. Agreements with the Hotel are now complete. There will be a press release soon for two food chains that will be coming to Norwalk. The Kosovo trip that was postponed due to Covid is still postponed, but Norwalk Police and Kosovo police have been working together on helping Kosovo with procedures for their department and security.

Community Development Update—The PUD for the Norwalk Central project is in the works and it's exciting to see the concepts. Klimowski will hold a Stormwater Commission meeting next week.

Next meeting Date – May 10, 2021 at 5:45 p.m.

Adjournment – 21-38

Motion by Fraser and seconded by Regennitter to adjourn the meeting at 6:36 p.m. Approved 6-0