

REGULAR NORWALK PLANNING AND ZONING MEETING 5.24.2021

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, May 24, 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, and Zach Webster. Absent: Elizabeth Thompson and Donna Grant

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

Approval of Agenda – 21-39

Motion by Fraser to approve the Agenda, Samuelson seconded. Approved 5-0

Approval of Minutes – 21-40

Motion by Regennitter and seconded by Webster to approve the minutes from the April 26, 2021 meeting. Approved 5-0

Public hearing and recommendation on a Zoning Amendment request to change 8685 Adams Street from A-R Agricultural Reserve to RE-1 Rural Estates —21-41

Public Hearing opened at 5:48 p.m.

This request is for the rezoning of the property at 8685 Adams Street from A-R, Agricultural Reserve to RE-1, Single Family Rural Estates. The applicant would like to rezone due to how the owner would like to arrange buildings on the lot and setback requirements. The applicant was not available for comment and the Commission did not have comments or recommendations.

Public Hearing closed at 5:51 p.m.

Samuelson made a motion to approve and Regennitter seconded. Approved 5-0

Discussion and recommendation on a Special Use Permit request related to an accessory structure building at 8685 Adams Street—21-42

The City received an application for a Special Use Permit for an accessory structure to be built on 8685 Adams Street. This request is concurrent with a rezoning request for the same property and the accessory structure proposed is larger than a typical garage, which is why the Special Use Permit is necessary.

Regennitter motioned to recommend the Special Use Permit, Fraser seconded that recommendation. Approved 5-0

Request from Capital Homes II, LLC for the approval of the Final Plat of Center North Estates —21-43

This request is for the approval of the Final Plat of Center North Estates IPUD located at the corner of Center Street and North Avenue. The Final 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. Regennitter asked why the stormwater retention issues are not being dealt with at Final Plat stage, Klimowski explained that edits were requested by the City Engineer at the last Council meeting regarding water retention and rain guard installation; those details can be found in the final construction documents. Samuelson made a motion to approve the Final Plat and Regennitter seconded. Approved 5-0

Request from Kenyon Hill Ridge for the approval of the Final Plat of Brody's Landing Plat 2

—21-44

This request for a Final Plat of Brody's Landing Plat 2 will consist of two new streets, one of which will be accessed off of Hwy R-57 and 74 residential lots. 42 lots will be Single-Family Residential with the remaining 32 lots as duplex uses. Samuelson motioned to approve the Final Plat of Brody's Landing Plat 2 and Webster seconded. Approved 5-0

Request from Signature Development of Iowa, LLC for the approval of the Final Plat of Shadow Creek Plat 2—21-45

This request from Signature Development of Iowa, LLC is for the Final Plat of Shadow Creek Plat 2 which will contain three new streets and 49 Single Family Residential lots ranging from a 50' lots to mostly 60' lots in the Shadow Creek Development.

Jared Murray, Civil Design Advantage, was available for questions.

Regennitter motioned to approve the Final Plat of Shadow Creek Plat 2 and Samuelson seconded. Approved 5-0

City Council Update- Brian Baker notified P&Z of how Council differed from the P&Z vote and recommendation of Solar Arrays. Baker explained that Council denied any ground solar arrays and want the ordinance to only allow solar on rooftops.

Economic Development Update- Norwalk Central development continues to move forward and communication with Diligent is happening to understand what the next phase is as well as any TIF Agreements. Cobblestone Hotel progresses forward, meetings were held last week and discussions are taking place regarding how the intersection by Echo Drive will look and what all will be signaled. Pre-app meeting with a potential user behind Git-n-Go & a residential Pre-app meeting for west of Legacy area.

Community Development Update— (See Economic Development) Preliminary Plat under review for Warrior Run Estates Plat 3. Comp Plan – creating something for the public to provide input within a story map, and a few outreach projects to reach out to the public during the 4th of July and also visit with citizens during Front Porch Norwalk events.

Next meeting Date – June 14, 2021 at 5:45 p.m.

Adjournment – 21-46

Motion by Fraser and seconded by Samuelson to adjourn the meeting at 6:17 p.m. Approved 5-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner