

REGULAR NORWALK PLANNING AND ZONING MEETING 9.13.2021

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 13, 2021. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were: Jason Brown (via Zoom), Donna Grant (via Zoom), and Elizabeth Thompson. Absent: Megan Regennitter, AJ Samuelson, and Zach Webster,

Staff present included: Luke Parris, Community Development Director (via Zoom) and Elliot Klimoswki, City Planner.

Approval of Agenda – 21-64

Motion by Grant to approve the Agenda, and Thompson seconded. Approved 4-0

Approval of Minutes – 21-65

Motion by Grant and seconded by Thompson to approve the minutes from the August 9, 2021 meeting. Approved 4-0

{Regennitter arrived at 5:48 p.m.}

Request from Stacey Mroz for approval of a Site Plan Amendment for 1424 Sunset Drive —21-66

The applicant for the property at 1424 Sunset Drive plans to renovate both exterior and interior of the existing building, utilizing Economic Developments Norwalk Commercial Improvement Grant Program. This property zoned C-2 Community Commercial, is a brick building constructed in 1980 and contains basement. The proposed changes would be to the façade and include the removal of brick and installation of fiber cement materials resembling wood siding. Due to incorrect installation of the original brick, the building is in poor condition and due for extensive exterior work. Fiber cement is listed as a Class 3 building material and per the Zoning Ordinance, the architectural Standards for C-2 district state Class 1 & 2 materials shall be no less than 75% of the façade on all sides and Class 3 materials may only cover 25% of the façade. Some communities consider fiber cement a Class 2 material. P&Z and Council have the ability to waive architectural requirements but that typically happens when percentages are close to code requirements. Should P&Z recommend approval, Staff would recommend approval.

Grant made a motion with a recommendation that City Code be followed and is approved contingent on code being followed, Brown seconded. Approved 5-0

Request from Hughes Farm Development Norwalk, LLC for approval of the Final Plat of Blooming Heights South Plat 2—21-67

This request from Hughes Farm Development Norwalk, LLC is for the approval of a Final Plat for a single-family residential subdivision located west of 50th Avenue and north of Iowa Highway G-14. The proposed development will contain 38 single-family lots and an extension of Silver Maple Drive teeing into Highway G-14. Staff would recommend approval. Motion by Regennitter to approve the Final Plat of Blooming Heights South Plat 2 and Thompson seconded. Approved 5-0

Request from Kruse Construction, LLC for approval of the Final Plat of Timber View Plat 4—21-68

This request from Kruse Construction is for the approval of the Final Plat of Timber View Plat 4 and will be the final phase of the Timber View development. The proposed development will be single-family residential, contain 28 lots, and will contain right-of-way extension for Timberview Drive as well as Hillside Circle. The addition of this development will be consistent with ongoing development and will border the Blooming Heights development area. Staff would recommend approval. Thompson recommended approval of the Final Plat of Timber View Plat 4 and Grant seconded. Approved 5-0

City Council Update- None

Economic Development Update- Norwalk Central agreement and hotel agreements making progress and moving forward

Community Development Update— Sunset Estates Final plats, Blooming Heights Plat 3, Brody's Landing Plat 3, Holland Pointe Plat 2 could be in P&Z's future for review.

Steering Committee meeting for future planning could be in October and in November hoping for a joint discussion of P&Z and Council for future planning. Lot behind Git-N-Go transaction has gone through, Hotel working through right-of way vacation scenarios to move forward, Talks happening regarding the North River sewer project.

Next meeting Date – September 27, 2021 at 5:45 p.m.

Adjournment – 21-69

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

Judy McConnell, Chairperson

Elliot Klimowski, City Planner