

REGULAR NORWALK PLANNING AND ZONING MEETING 10-26-15

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, October 26, 2015. The meeting was called to order at 5:45 P.M. by Chairperson Stephanie Riva. Those present at roll call were John Fraser, Judy McConnell, Jim Huse, Chad Ross, Stephanie Riva. Absent: Dan Schulz and Robin Wagner.

Staff present included: Luke Parris, City Planner; Shelley Stravers, Development Services Assistant.

Approval of Agenda – 15-78

Motion by Huse and seconded by McConnell to approve the agenda as presented. Approved 5-0.

Approval of Minutes – 15-79

Motion by Ross and seconded by Fraser to approve the minutes from the October 12, 2015 meeting. Discussion was held regarding the minutes. Approved as amended 5-0.

Welcome of Guests

Chairperson Riva welcomed guests present. With no guests wishing to speak, the business portion of the meeting was opened.

New Business

Request from Kruse Development to approve the Preliminary Plat of Timber View – 15-80

Mr. Parris reported to Commission that there is a request from Kruse Development and Lemar Koethe to approve Preliminary Plat of Timber View. This development would create 145 single family lots that are zoned in either R-1(70) or R-1(80), a 3.2 acre city park, two out lots for storm water ponds, and out lots for future development.

There are sidewalks within the subdivision and a proposed trail along North Ave. (G14). The trail along North Ave. would not be constructed when the homes were built. The City would use a petition and waiver that would allow the City to build the trail at a future date and assess the adjacent property owners. The City would pay for 3' of the proposed 8' trail.

The site was recently rezoned from A-R Agricultural Reserve to R-1(80) and R-1(70). Surrounding ground is primarily still A-R, with an R-1(100) subdivision to the east and an RE-1 subdivision to the southwest.

The Subdivision Regulations require a buffer along double frontage roads. An appropriate buffer is shown on the Preliminary Plat.

There are two drainage ponds, one on Outlot X and one on Outlot Z. The ponds will collect the storm water from the development and release it at an appropriate rate to flow overland to the north.

The developer is required to provide 2.6 acres of parkland space and 3.2 acres of parkland has been provided.

Mr. Parris noted that the DOT requires 1,000 trips a day in order to justify a traffic study for the area. The trip totals were between 500 and 800 and did not meet those requirements for the study.

Mr. Parris spoke with Dennis Isley earlier that day and he owns the property to the north. The Preliminary Plat is showing a temporary cul-de-sac on his property and he was concerned about that. Mr. Parris explained that when a street ends like that, it is required by the City for there to be a cul-de-sac. At that point, it is between the two property owners to get the temporary easements figured out and decide whose property the cul-de-sac will be located. If they cannot come to an agreement, then the cul-de-sac will have to be placed on the Kruse property.

Mr. Parris spoke to Bob Veenstra, City Engineer and he wrote a memo addressing the last 80 feet of the north end of the street that crosses over into Isley's property. Mr. Isley was concerned about the storm water runoff from this portion of the development onto his property. Parris explained that upstream property is allowed to release storm water downstream as long as they don't change the rate of release.

Brad Cooper, Cooper Crawford & Associates spoke on behalf of Mr. Kruse. Mr. Cooper agreed that upstream property owners are allowed to release storm water downstream. They will watch this area as they develop. They might find in final design that they are better off putting intakes in that area instead of worrying about the release rate of the storm water.

Commission was reassured by Mr. Parris that there would still be a sufficient buffer and space in order to expand North Ave. (G-14) if desired.

The Commission expressed concern about one point in and one point out of the development. Once Blooming Heights gets going, there is a planned road that will connect the two developments and will allow for an additional in and out access. Commission was concerned about follow through with the additional access point through Blooming Heights. Mr. Parris explained that the connection is shown on both development plans and that the connectivity plan in our subdivision ordinance would require the road connected through both developments. Mr. Cooper added that the same person owns both properties so this shouldn't be a problem.

Ross asked why Mr. Zimpleman was not listed as a property owner when he owns property in the plat? Mr. Cooper informed him that Mr. Zimpleman just closed on his parcel the week prior, which wasn't early enough to have him listed. Ross would like to see him listed as a property owner before this goes to City Council.

Commission also questioned what kind of accessory building Mr. Zimpleman would be putting on his parcel in this development. Mr. Cooper will inform him that he needs to bring plans to the City for approval for his accessory building.

Mr. Parris informed Commission that the proposed Preliminary Plat has been designed in accordance with the City's Subdivision Ordinance. Lot design, street and right of way design, water service design, sanitary sewer service design, storm sewer service design and easement design all conform with City requirements. Therefore staff recommends that the request be approved with conditions noted in staff report.

Motion by Ross and seconded by Huse to approve Preliminary Plat of Timber View with the following conditions:

- That applicant follows all rules and regulations set forth in the City of Norwalk Zoning and Subdivision ordinances.
- That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.
- That Larry Zimpleman also be named in the as a partial land owner in this Preliminary Plat prior to going to City Council.

Approved 5-0.

Staff Development Update

Parris informed Commission that Mr. Wagoner attended a planning conference the previous week in Sioux City, Iowa and is currently in New Orleans at an Economic Development conference.

Future Business Items

Parris updated Commission on the future business items. Most of the items on future business do not have an update at this time.

There are a couple of new items on the agenda that Mr. Parris briefly explained. The North Shore Planned Unit Development is close to bringing to the Commission. This is being reviewed by staff and should be on an agenda in November once some of the details are ironed out.

Staff had a pre-application development meeting with Hubbell regarding Legacy Commercial 7 area and proposing a senior assisted living center called Edencrest at Legacy. This will consist of 72 units of assisted living. This meets the PUD for that type of use. The first step in this process is a rezoning of the PUD to change this from flex space so that in the future it will be required to be similar use. Hubbell is modeling this after other projects they have done for assisted living in the metro area.

Riva asked Mr. Parris to add the welcome sign onto the agenda for future business item.

Mr. Parris informed Commission that at the last City Council meeting the Council decided that the Zoning Ordinance Update was too much with the child care section. They were concerned that if the entire Ordinance went to vote as a whole, it may not pass due to this portion. They would like to see the Commission go back to the drawing board with this portion and come back with something easier to understand. Council is also not convinced that the Board of Adjustment is necessarily the proper authority to make decisions on special use permits for C-2 providers. This will be on a future agenda.

Adjournment – 15-81

Motion by McConnell and seconded by Fraser to adjourn the meeting at 6:59 P.M.
Approved 5-0.

Stephanie Riva, Chairperson

Luke Parris, City Planner