

REGULAR NORWALK PLANNING AND ZONING MEETING 9-12-2016

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 12, 2016. The meeting was called to order at 5:47 p.m. by Acting Chairperson John Fraser. Those present at roll call were, Donna Grant, John Fraser, Elizabeth Thompson, and Brandon Foldes. Absent: Jim Huse, and Judy McConnell.

Present was City Council liaison Stephanie Riva.

Staff present included: Wade Wagoner, Planning & Economic Development Director and Luke Parris, City Planner.

Approval of Agenda – 16-55

Motion by Thompson and seconded by Grant to approve the agenda as presented. Approved 4-0.

Approval of Minutes – 16-56

Motion by Fraser and seconded by Thompson to approve the minutes from the August 22, 2016 meeting. Approved 4-0.

Welcome of Guests

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

New Business

Request from United Properties LLC to approve the Final Plat of the Marketplace at Echo Valley – 16-57

Parris explained that this Final Plat would deal mostly with the 5 lots fronting Highway 28 and Marketplace Drive. The 5 lots are zoned C-2 as part of the Marketplace PUD. Single family homes are located north of the Final Plats location. Lot 1 which is labeled as C-2 will be required to have a buffer wall that is masonry which the PUD calls out for. There are single family homes and a church to the west and single family homes and a golf course to the east of the Final Plat. There is an 8' trail on the north side and 10' trail easement along Beardsley. The lots are required to be at least 20,000 square feet per regulations.

Drainage for the commercial lots will drain across the Marketplace Drive on to Outlot Y to temporary detention basins planned for that area. Permanent detention basins will be planned once Outlot Y is developed and will serve to take the runoff from those lots. Parris talked with the developer about setting up an agreement with the owners of each of the lots that they will participate in future maintenance agreements for that detention area.

There are no parkland dedication requirements for this area because they are commercial lots.

Parris said they will be examining the easement requirements for the Final Plat.

Scott McMurray, United Properties LLC, said that Outlot Y would be developed in the future and that Outlot Z would be a buffer zone for the time being.

Motion by Foldes and seconded by Grant to approve the Final Plat for Marketplace at Echo Drive with conditions as noted.

Approved 4-0.

Request from KBK Investments LLC to approve the Final Plat of Arbor Glynn Plat 3, a replat of Arbor Glynn Plat 2 – 16-58

Parris explained that this request covers two different items: a Final Plat for Arbor Glynn Plat 3 and a replat of Arbor Glynn Plat 2 that was originally approved in September, 2007. The purpose of the replat is to redraw a couple of the lot lines to change them from townhome lots to single family home lots. The existing bi-attached lots were too narrow to do single family homes so the developers requested to stretch out some of the corner lots to accommodate single family homes.

Developer spoke to the Commission and said they are carrying the same theme through the properties being discussed.

Motion by Grant and seconded by Thompson to approve the recommendations of the staff the Final Plat of Arbor Glynn Plat 3 and the replat of Arbor Glynn Plat 2.

Approved 4-0.

Discussion on the Chapters 8-9 of Suburban Nation

Wagoner discussed that the first 8 chapters of Suburban Nation talk about the problems of current suburban development and the suggestions to improve it. Chapters 8 & 9 dive into policies and suggestions to get development to look the way we want it to. Planners today need to reexamine the way the process works for when developers bring in new projects by establishing a proactive permitting schedule to encourage a neighborhood development model. Lots that have so called 'McMansions' should go through a more scrutinized process than lots that want to have neighborhood development model homes. In a city such as Norwalk, we need to realize that we are going to grow and establish countryside reserves to encourage denser/walkable development. There were discussions regarding the size/price of lots, roundabouts, and trying to convince the general public to buy into the idea of implementing roundabouts.

Staff Development Update

Wagoner discussed that he has put in his 2 week notice.

Future Business Items

Trail Plan Update – Oct. 10th P&Z and Nov. 3rd Council

Parris informed Commission the map shows where trails should be and then the second sheet discusses how the City can fund them.

SubArea 1 Master Plan & Future Land Use Plan – Oct. 10th P&Z and Nov. 3rd Council

Parris said they were hoping to finish up the plans by the end of the month but they are now expecting to finish the plans by October 10th.

R-F District Rezoning

Was not discussed.

Next meeting Date – September 26, 2016.

Adjournment – 16-59

Motion by Fraser and seconded by Thompson to adjourn the meeting at 6:33 P.M. Approved 4-0.

Judy McConnell, Vice Chairperson

Luke Parris, City Planner