

## **NORWALK PLANNING AND ZONING REGULAR MEETING 01.23.2023**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, January 23, 2023. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were, AJ Samuelson, Andrew Steiger, Carson Forst, Donna Grant and Elizabeth Thompson.

Absent: Jason Brown

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

### **Approval of Agenda – 23-05**

Motion by Thompson and seconded by Grant to approve the agenda. Approved 6-0

### **Approval of Minutes – 23-06**

Motion by Forst and seconded by Grant to approve the minutes from the January 9, 2023 meeting. Approved 6-0

### **Public Hearing and Recommendation on a Zoning Amendment to the Hughes Century Crossing Planned Unit Development to add “Gas or Service Station” as an allowable use in PUD Parcel F —23-07**

Public Hearing opened at 5:47 p.m.

This request is to amend Parcel F of Hughes Century Crossing PUD to add “Gas and Service Stations” as an allowed use. The C-2 definition in the Zoning Ordinance does not allow for fuel sales, therefore, an amendment is necessary. This amendment to the land use would allow for the construction of a 9,000 square foot grocery store that also sells fuel.

Public Hearing closed at 5:49 p.m.

Samuelson motioned to recommend approval of the Zoning Amendment; Thompson seconded. Approved 6-0

### **Request from Recor Properties for the approval of the Site Plan for Starbucks—23-08**

This request is for the approval of a site plan for a proposed Starbucks located at the northeast corner of Gordon Avenue and Highway 28. The property is located in the Hughes Century Crossing PUD and is consistent with uses designed for this parcel. The site plan is consistent with expected development along Highway 28.

Grant motioned to approve the Site Plan for Starbucks, Forst seconded. Approved 6-0

### **Consideration and recommendation on a Site Plan Amendment to the Hughes Heartland Sports Complex Lighting Plan—23-09**

This Site Plan Amendment is for a change in lighting throughout the parking lot of the Norwalk Central Sportsplex, in the proximity of 1401 High Road. Staff recommends approval.

Regennitter entertained a motion, Grant motioned to approve and Forst seconded. Approved 6-0

### **Request from Jones Family Dental, LLC for the approval of the Site Plan of Jones Family Dental —23-10**

This request from Jones Family Dental for the approval of a site plan expanding the dental office at 1315 Sunset Drive by 2305 square feet. The new building will add additional space to current dental clinic and reconfigure parking area. Nick Welter, Downing Construction, was available via Zoom for questions or concerns.

Regennitter entertained a motion to approve the Site Plan of Jones Family Dental with the condition that the shared parking agreement be confirmed, Samuelson motioned to approve, and Steiger seconded. Approved 6-0

**City Council Update-** None

**Economic Development Update-** Hotel update, Sponsorship for Central project-5 year renewal per sponsor, Fareway will break ground soon to build on new site, Dunn Industrial Park is the name of the newest certified site, Michael Foods plan to double square footage to building-we will know for sure in March. Kosovo Independence to be celebrated next month.

**Community Development Update-** Housing analysis breakdown, Facilities management work study in the works: Fire Station, Police Department, Library due to growth.

**Next meeting Date – February 13, 2023 @ 5:45 p.m.**

**Adjournment – 23-11**

Motion by Steiger and seconded by Grant to adjourn the meeting at 6:50 p.m.  
Approved 6-0

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Megan Regennitter, Chair

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Elliot Klimowski, City Planner

Date:\_\_\_\_\_