

NORWALK PLANNING AND ZONING REGULAR MEETING 04.10.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, April 10, 2023. The meeting was called to order at 5:45 p.m. by Vice-Chairperson, Donna Grant. Those present at roll call were: Elizabeth Thompson, Jason Brown, Carson Forst, and Andrew Steiger (via Zoom).

Absent: AJ Samuelson and Megan Regennitter

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

Grant welcomed the 2 guests present in the Chamber.

Approval of Agenda – 23-29

Thomson motioned to approve the agenda, First seconded
Approved 5-0

Approval of Minutes – 23-30

Motion by Forst and seconded by Brown to approve the minutes from the March 27, 2023 meeting.
Approved 5-0

Public hearing and recommendation on a Zoning Amendment to Chapter 175C.04 Airport Hazard, Height and Noise Mitigation Overlay Zoning Regulations to update requirements for Avigation Easements –23-31

Public hearing opened at 5:48 p.m.

The City currently requires Noise and Avigation Easements in areas of the approach zone of the nearby airport that have decibel levels of 65 or greater, currently that area is limited to a small section of Iowa Highway 5 Right-of-Way. This public hearing is to consider an amendment of Chapter 175C.04 to expand the easement area by 10,000 ft in preparation of future development. The Noise and Avigation Easement would be required at the final plat stage and would provide future property owners notice of airport traffic during the purchase of property.

Erika Isley, 3086 S. Orilla Rd. and Denny Isley, 2986 S. Orilla Rd. were in person to express their concerns to the Commission.

Public hearing closed at 6:25 p.m.

During deliberation, the Commission opted to Table the item and requested the presence of Airport Personnel to provide additional information as well as answer any questions.

Grant entertained a motion to Table the Amendment, Thompson motioned, Forst seconded.

Tabled 5-0

Recommendation on a Variance Request from Fareway Stores, Inc. to allow for the installation of a ten-foot chain link slat fence at their new store location at the HH Norwalk Planned Unit Development—23-32

This recommendation on a Variance Request from Fareway Stores, Inc. is for the allowance of the installation of a ten-foot, slatted, chain link fence at their new store at the HH Norwalk Planned Unit Development. Per City Code, 6 ft high fence is the limit and slatted, chain link is not allowed. Per applicant, the slatted chain link allows for circulation for the mechanical equipment it is shielding.

Adam, Schoeppner, Nilles Associates, consultant for Fareway was available via Zoom.

Grant entertained a motion for a recommendation, Brown Motioned, Steiger seconded.

Approved 5-0

{Thompson left at 6:37 p.m.}

City Council Update-No update

Economic Development Update-No update

Community Development Update- Community Development projects are in full swing with several under review throughout the HH Norwalk/Norwalk Central area. Due to the nature of the projects, some items became displaced and out of order while establishing early phases of the development. Now that things are laid out accordingly, projects are getting back on track.

Next meeting Date – April 24, 2023 @ 5:45 p.m.

Adjournment – 23-33

Motion by Forst and seconded by Brown to adjourn the meeting at 6:42 p.m.

Approved 4-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date: _____