

## NORWALK PLANNING AND ZONING REGULAR MEETING 06.26.2023

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, June 26, 2023. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were Elizabeth Thompson, AJ Samuelson, Carson Forst (in Chamber), Andrew Steiger and Jason Brown (both attended via Zoom). Absent: Donna Grant

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

Regennitter welcomed the 9 guests present in the Chamber and 4 on Zoom.

### **Approval of Agenda – 23-56**

Forst motioned to approve the agenda, and Thompson seconded.  
Approved 5-0

### **Approval of Minutes – 23-57**

Motion by Samuelson and seconded by Forst to approve the minutes from the May 22, 2023 meeting. Approved 5-0

*{Jason Brown arrived at 5:46 p.m. via Zoom}*

### **Public hearing and recommendation on a Zoning Amendment to change part of 3.5 acres east of Sunset Drive and north of Chatham Avenue from R-4 High Density Residential to C-2 Community Commercial –23-58**

The public hearing opened at 5:47 p.m.

This request would change 3.5 acres of land east of the new Fareway site and north of Chatham Avenue from R-4 to C-2. Amending this site would allow for the construction of a proposed hotel. This would be the second hotel site to seek approval from the City in 2023. Rezoning is compliant with the Future Land Use Plan.

Brad Kuehl, Bishop Engineering, 3501 104<sup>th</sup> St. was available in person for questions.

The public hearing closed at 5:50 p.m.

Regennitter entertained a motion to approve the Zoning Amendment, Thompson motioned to approve, and Steiger seconded. Approved 6-0

### **Request from Michael Foods, Inc. for approval of a Site Plan Amendment to Michael Foods–23-59**

This request is for an amendment to the site plan of Michael Foods and would allow for an expansion of the footprint of the building by 132,800 square feet to the north. The surrounding properties and the lot where Michael Foods is situated are all zoned M-1 General Industrial. The site was originally designed for future expansion and will add 186 full-time employees to the workforce. Staff would recommend approval of the site plan amendment contingent upon City Code regulations being met.

Regennitter entertained a motion, Forst motioned to approve the Site Plan Amendment and Samuelson seconded. Approved 6-0

### **Request from Forget Holdings, LLC for approval of the Final Plat of Farms of Holland Plat 7 —23-60**

This request for the approval of the Final Plat located in the Farms of Holland PUD will split the lot south of Turnberry Road and east of Highway 28 into two commercial lots. This proposed Final Plat is in accordance with the Comprehensive Plan.

Norm Forget, of Forget Holdings, LLC was available via Zoom to answer questions.

Regennitter entertained a motion, Steiger motioned to approve the Final Plat of Farms of Holland Plat 7 and Thompson seconded. Approved 6-0

**Request from 7B Building & Development for approval of the Site Plan of Champion Xpress Car Wash—23-61**

This request is for the approval of a commercial site plan in the Farms of Holland PUD to allow for construction of a car wash north of the City State Bank building. The proposed development is appropriate for the zoning of this site coherent with the Comprehensive Plan.

Regennitter entertained a motion, Samuelson motioned to approve the Site Plan and Brown seconded. Approved 6-0

**Request from Raun Family Farms, LP for approval of the Preliminary Plat of Saddle Ridge—23-62**

This request is for the approval of a residential preliminary plat containing 152 single-family detached lots south of Beardsley Street and east of Shadow Creek Estates. This proposed development will be similar in nature to surrounding developments and will contain public street right-of-way for 5 streets. Two of those streets will be extensions of Clearwater Drive and Wakonda Drive, a continuation of older streets in the Lakewood area. Space is reserved for a 10-foot trail to migrate throughout the parkland dedication area located at the west end of the development. This parkland will fuse with the Shadow Creek Estates parkland dedication in the future as both developments build out. The proposed development is consistent with Low Density Residential in the Future Land Use Plan. Dean Roghair, Civil Design Advantage, was available in person for questions. Regennitter entertained a motion, Thompson motioned to approve the Preliminary Plat and Samuelson seconded. Approved 6-0

**Request from Jerry's Homes, Inc for approval of the Preliminary Plat of Hackney Hills Plat 1—23-63**

This request is for the approval of a Preliminary Plat for Hackney Hills Plat 1 located west of Shadow Creek Estates and south of Beardsley Street. The proposed plat would consist of mixed use residential, combining condominiums, townhomes, and single-family lots. This will be the first phase of this development with parkland dedication occurring at a later phase located in the southern portion of the development. The first phase will contain more intense density, while the lessening intensity as the development builds out. Jennifer Ellison, Jerry's Homes, 3900 Westtown Parkway was available in person for questions as well as Melissa Hills of Civil Engineer Consultants, 2400 86<sup>th</sup> Street. Regennitter entertained a motion, Samuelson motioned to approve the Preliminary Plat and Forst seconded. Approved 6-0

*{Brown Left at 6:23 p.m.}*

**Recommendation on a Temporary Parking Waiver for Lot 3 of Hughes Century Crossing Plat 6—23-64**

A waiver request for Off-Street Parking was asked of the City on May 25<sup>th</sup>, 2023. This request would allow the use of temporary parking on Lot 3 of Hughes Century Crossing Plat 6 for the Fareway Fields at the Gregg Young Sports Campus. It was recommended by Staff to obtain a waiver due to the City Zoning Ordinance that requires all off-street parking areas to be paved with asphalt or concrete. The area has been used for a few weekends, Staff and Heartland Sports Properties prepared a formal waiver for consideration. This is a temporary solution and would be used for the summer only while the parking lots are being completed within the Gregg Young Sports Campus area.

The following conditions are what was agreed upon for review and recommendation:

1. Heartland Sports Properties is responsible for maintaining safe access into the temporary parking area from High Road.
2. Access to the temporary parking should be situated away from any utilities along High Road, particularly taking care to avoid stormwater intakes and existing sidewalk ramps.
3. Heartland Sports Properties is responsible for the prompt repair of any damage caused to City utilities, including but not limited to streets, curbs, sidewalk ramps, hydrants, and stormwater intakes.
4. Heartland Sports Properties must make efforts to prevent mud and dirt from being tracked onto City streets.
5. City streets shall be cleaned of any debris, such as mud, dirt, and trash, at the end of each day that activities are held at the fields.
6. The temporary parking area shall be properly maintained throughout its use, and any litter or debris shall be promptly removed from the area.
7. Due to limited parking availability, tailgating, picnicking, and loitering shall be restricted within the temporary parking area.
8. A Heartland Sports Properties representative shall be designated to promptly address any concerns that may arise from the operation of the temporary parking area.
9. Heartland Sports Properties shall adhere to these conditions and understands that failure to comply may result in the revocation of the parking waiver.
10. The waiver shall be for a period of time ending September 1, 2023.

Tim Portzen, VP of Diligent Development, was available via Zoom to help with questions. Portzen was not the applicant but is the developer allowing for use of Lot 3 during this transitional period. Dixie Evans, 1417 E13th Street, spoke of concern of the lot because the use keeps changing. With the lot now being used as temporary parking she and neighbors are disappointed with the lack of privacy and trash left behind by patrons.

Commissioner Thompson expressed concern for the temporary parking to continue reiterating lack of privacy, trash, noise, long hours on weekends, and no policing of the lot.

*{Steiger left at 6:55 p.m.}*

A Recommendation to approve the temporary parking waiver for lot 3 of Hughes Century Crossing plat 6 subject to the outlined list provided by Staff as well as the following:

- No tents permitted in the parking area.
- No alcohol in the parking area
- More complete/comprehensive signage
- Additional trash receptacles
- Posted hours and rules including the hours of 7 A.M to 10 p.m. or 15 minutes after the last game ends, we would expect those parking to leave the area.
- We would like a re-evaluation by the City Council at the August 3rd, 2023, City Council meeting.
- We would like a barrier that is light blocking/softening on at least the west and south edges of the property and that barrier should be at least 30 feet from the property line and six feet tall.
- We would like Heartland Sports' contact information for complaints including a stipulation that any complaints received will be dealt with before the next day's 7 A.M opening times.
- We would also like to put on the record in this recommendation that a potential shuttle option be explored as the project is completed.

With that Regennitter entertained a motion to approve that recommendation, Samuelson motioned to approve, Forst seconded. Vote was Aye—3 and Nay—1

**City Council Update**-No update

**Economic Development Update-** The frame for the city recreation facility is up, Starbucks building has gone vertical, Fareway is planning on opening in February, Fairfield Inn by Marriott will start construction this summer and will open 12 months from start date of construction, the second hotel- Tru by Hilton is moving forward with development. There is also interest from a third hotel. Michael Foods expansion in process, some industrial land and spec space is available in the Dunn Industrial Park, and a lot available by Rowat Granite and Cut Stone off Hakes Drive. Second certified site area – phase two should be certified by August.

**Community Development Update-** Two rezoning coming soon—Stark Property rezoning and Colonial Circle property rezoning.

**Next meeting Date – July 10, 2023 @ 5:45 p.m.**

**Adjournment – 23-65**

Motion by Thompson and seconded by Samuelson to adjourn the meeting at 7:44 p.m.

Approved 4-0

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Megan Regennitter, Chair

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Elliot Klimowski, City Planner

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