

NORWALK PLANNING AND ZONING REGULAR MEETING 08.28.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 28, 2023. The meeting was called to order at 5:48 p.m. by Chairperson Megan Regennitter. Those present at roll call were AJ Samuelson & Carson Forst (via Zoom), & Elizabeth Thompson (in person)

Absent: Andrew Steiger, Jason Brown, and Donna Grant

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

Regennitter welcomed the 8 guests present in the Chamber, 3 guests via Zoom.

Approval of Agenda – 23-78

Thompson motioned to approve the agenda; Forst seconded.

Approved 4-0

Approval of Minutes – 23-79

Motion by Thompson and seconded by Samuelson to approve the minutes from the August 7, 2023 meeting. Approved 4-0

Request from Gregg Young Auto Group for a Grading Permit at 14.52 Acres west of Sunset Drive and between Beardsley Street and Turnberry Drive—23-80

This request is for the permitting of grading at a site of undeveloped ground north of the Chevrolet dealership and south of Beardsley Street. The plan for this property is to mostly flatten the 14.52 acres and create a more formalized channel for overland flow of stormwater. This approval is only for grading, this will assist in future development of future plats for subdivision.

Tyler Anderson, from Olsson, 1717 Ingersoll Ave was available in person for questions.

Regennitter entertained a motion to approve, Thompson motioned to approve the grading permit, and Samuelson seconded. Approved 4-0

Request from Michael Foods for a Site Plan Amendment for installation of a temporary granular-surface road between their and the Windsor Windows Site—23-81

This request is for a site plan amendment to create a granular drive surface that would connect drive access on the north side of Michael Foods and Windsor Windows sites. The request for gravel is temporary with a more permanent surface to replace it later or removal of the drive surface altogether. It is suggested that a date for the parking area to be paved or removed should be included with approval of a site plan amendment. Brian Tabbert, on behalf of Michael Foods was available for questions. Karl Dilks, Windsor Windows, was available for questions.

Regennitter entertained a motion, Thompson motioned to approve the site plan amendment, Forst seconded. Approved 4-0

Request from Winterwalk Properties, LLC for approval of the Site Plan of Titan Storage—23-82

This request is for the approval of a storage facility consisting of 16 separate buildings in the Dunn Planned Unit Development area. This buildout will occur in three phases.

Doug Mandernach, CDA, 4121 NW Urbandale Dr. was available in person to provide an example of proposed materials and to answer any questions from the Commission.

Staff will recommend approval of the Site Plan if all requirements are met by the applicant.

Regennitter entertained a motion to approve the Site Plan of Titan Storage, Forst motioned to approve, and Thompson seconded. Approved 4-0

City Council Update-None

Economic Development Update-No Update

Community Development Update- Sportsplex parking update- parking around the fieldhouse will be accessible soon, The City is working to get the stub of E. 18th opened to allow for entrance to the additional parking in that area.

Next meeting Date – September 11, 2023 @ 5:45 p.m.

Adjournment – 23-72

Motion by Thompson and seconded by Samuelson to adjourn the meeting at 6:06 p.m.

Approved 4-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____