

## **NORWALK PLANNING AND ZONING REGULAR MEETING 11.28.2022**

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, November 28, 2022. The meeting was called to order at 5:46 p.m. by Chairperson, Megan Regennitter. Those present at roll call were Elizabeth Thompson, AJ Samuelson, Jason Brown, Carson Forst, and Andrew Steiger.

Absent: Donna Grant

Staff present included: Luke Parris, Community Development Director, Elliot Klimowski, City Planner.

### **Approval of Agenda – 22-85**

Motion by Brown and seconded by Steiger to approve the agenda. Approved 6-0

### **Approval of Minutes – 22-86**

Motion by Thompson and seconded by Forst to approve the minutes from the October 24, 2022 meeting. Approved 6-0

### **Public hearing and recommendation on a Zoning Amendment to change 1305 Sunset Drive from C-2 Community Commercial to Infill PUD—22-87**

Public hearing opened at 5:48 p.m.

This request from the applicant at 1305 Sunset Drive would amend the zoning, changing it from C-2 Community Commercial to an infill planned unit development. An Infill PUD will accommodate and allow an expansion of the existing building on the property, this expansion would not be possible with C-2 setback requirements.

Applicant Terry Voss, 5007 Lakewood Drive, was available for questions. Nick Welter, 3910 Aspen Drive, was available via Zoom, for Jones Dental and opposed to the project due to skepticism of how it can be built to the property line without creating issues for the neighboring property.

Public hearing closed at 6:07 p.m.

Regennitter entertained a motion, Brown motioned to approve the Zoning Amendment, Forst seconded.

Approved 6-0

### **Recommendation on an Urban Renewal Plan Amendment to the City of Norwalk Urban Renewal Area—22-88**

State law requires review from Planning & Zoning Commission prior to an amendment to the Norwalk Urban Renewal Area and Urban Renewal Plan. City Council will consider this proposed amendment adding just over 8 acres of new territory to the URA. This amendment will update the description to include the City's Municipal Fieldhouse and Commons Building Project, and other new projects within the URA that would utilize TIF (Tax Increment Financing).

P&Z is required to review the proposed amendment for conformity with the City's plans and can make a formal recommendation if necessary.

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

### **City Council Update- None**

**Economic Development Update-** Construction Norwalk Central Sports Complex moving forward, at least 5 companies have signed letters of intent to build in Norwalk Central area, Council will move forward with a formal cancellation agreement with Hy-Vee—this is a standard procedure for agreements that have sat stagnant for too long. Dunn Property-south of Norwalk-next Certified Site area moving forward which will qualify for a RISE grant. La Quercia will be under new ownership and some changes will occur with the building.

**Community Development Update-** - Stormwater & residential code updates will be brought to P&Z & Council soon. Comp Plan was approved by Council.

**Next meeting Date – December 12, 2022 @ 5:45 p.m.**

**Adjournment – 22-89**

Motion by Brown and seconded by Steiger to adjourn the meeting at 6:43 p.m.

Approved 6-0

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Megan Regennitter, Chair

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Elliot Klimowski, City Planner

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