

REGULAR NORWALK PLANNING AND ZONING MEETING 11.08.2021

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 8, 2021. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were: Megan Regennitter, Donna Grant, AJ Samuelson and Jason Brown (Via phone on Zoom). Absent: Elizabeth Thompson

Staff present included: Elliot Klimoswki, City Planner, Luke Parris, Community Development Director Hollie Zajicek, Economic Development Director, and Hillarie Ramthun, Community Development Coordinator.

Approval of Agenda – 21-84

Motion by Grant to approve the Agenda, and Regennitter seconded. Approved 5-0

Approval of Minutes – 21-85

Motion by Samuelson and seconded by Regennitter to approve the minutes from the October 25, 2021 meeting. Approved 5-0

{Brown arrived in person at 5:52 p.m.}

Public hearing and recommendation on a Zoning Amendment request to change the bulk regulations of Land Use Parcel C in the Brody's Landing Planned Unit Development—21-86

Public hearing opened at 5:46 p.m.

The developer requested that this item be brought back due being unavailable at time of prior public hearing. This request from Timbercrest Homes, LLC is to change the bulk regulations for Land Use Parcel C in Brody's Landing PUD to accommodate proposed lot dimensions in Brody's Landing South Plat 3. This change would allow for square footage, side and rear setback requirements to be reduced while 60 ft minimum lot widths would remain. David Bense, Bishop Engineering, 3501 104th Street was available to further explain the details of the request.

Public hearing closed at 5:55 pm

Commissioners inquired at what point of platting would this be seen so this would not happen with another development in the future.

Samuelson motioned to approve the request to change bulk regulations and Grant seconded.

Approved 5-0

Request from Colonial Parkway Villas, LLC for the Final Plat of Legacy Circle Villas Plat 3 —21-87

This request is for the approval of a Final Plat on the east side of Colonial Circle containing 16 duplex lots and 51 compact detached single-family residential lots in Parcel 1 of the Legacy PUD. The plat is a continuation of the Legacy Circle Villas Plats 1 & 2 to the west. Plat 3 is similar in nature to the neighboring properties. The development of this plat will include new right-of-way, a continuation of Sawgrass Drive and Legacy Drive. Sawgrass Drive will be private and Legacy Drive will have sidewalk on one side and is proposed to be public. This plat is part of the Legacy PUD which contains a parkland agreement, parkland is still proposed in the central portion of the Circle. Caleb Smith, McClure Engineering, 1360 NW 121st St. was available via Zoom for questions or concerns.

Regennitter motioned to approve the Final Plat of the Legacy Circle Villas Plat 3 and Brown seconded. Approved 5-0

City Council Update- None

Economic Development Update- Norwalk Central Project- on the last round of agreements between landowners and the developers, the hope is dirt will turn in the spring and turf will go down for tournaments in the fall.

North Shore Hotel/Restaurant finalizing development agreements for the 4 story 60 room building.

Part of the holdup at this time is waiting on the DOT to give up right-of-way.

An undisclosed fitness center is proposed on the parcel south of the Git-N-Go gas station, and is said that it will contain a smoothie bar and parts of it will overlook the Holland Park Pond. The hope for the fitness center is that it will be up and running by summer of 2022.

Community Development Update— None

Next meeting Date – November 22, 2021 at 5:45 p.m.

Adjournment – 21-88

Motion by Grant and seconded by Regennitter to adjourn the meeting at 6:44 p.m.

Approved 5-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date:_____