

REGULAR NORWALK PLANNING AND ZONING MEETING 7.26.2021

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 26, 2021. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were: Megan Regennitter, AJ Samuelson, Zach Webster, and new Commissioner Jason Brown. Absent: Donna Grant and Elizabeth Thompson

Staff present included: Luke Parris, Community Development Director, and Hillarie Ramthun, Community Development Coordinator. Update from Hollie Zajicek, Economic Development Director (via Zoom)

Approval of Agenda – 21-55

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

Approval of Minutes – 21-56

Motion by Regennitter and seconded by Webster to approve the minutes from the June 28, 2021 meeting. Approved 5-0

Request from Larry Hughes for the approval of the Site Plan for Young & Co —21-57

This request is for the approval of a site plan for a retail structure at 1400 Sunset Drive. The existing structure will be torn down and replaced with a building of similar size though it will sit further back on the lot to allow for 13 parking stalls in front of the proposed building. The parcel was recently rezoned to IPUD and will accommodate redevelopment of the lot due to the constrictive dimensions of the site. A landscape buffer requirement is in place for the rear of the building which backs up to residential properties. The existing structure to be demolished has been vacant for a number of years and was built in 1946. The proposed retail structure will be a benefit to surrounding properties/businesses. Staff recommends approval of the Site Plan amendment.

Applicant, Tim Stephany, and Stephanie Poole of Simonson & Associates Architects, LLC were both available for comments or questions. Without further discussion, Regennitter made a motion to approve the Site Plan for Young & Co. and Samuelson seconded. Approved 5-0

City Council Update- None

Economic Development Update- Regarding the Sports Complex: It was determined by Council that the City should own the public portion of the building (with the indoor courts/common area) while the remaining 22 acre project will be owned by private developers. This makes the most sense for the best outcome for the Community.

The Cobblestone Hotel and restaurant continuing to move forward with agreements

Community Development Update— Comprehensive Plan outreach project has been going well, Parris, Klimowski & Consultant have received much public input while attending the 4th of July Party in the City Park and also Front Porch Norwalk.

Next meeting Date – August 9, 2021 at 5:45 p.m.

Adjournment – 21-58

Motion by Regennitter and seconded by Brown to adjourn the meeting at 6:18 p.m.
Approved 5-0