

REGULAR NORWALK PLANNING AND ZONING MEETING 8.9.2021

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 9, 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, Jason Brown, Donna Grant (in person) and Elizabeth Thompson (via Zoom).
Absent: None

Staff present included: Luke Parris, Community Development Director (via Zoom) and Hillarie Ramthun, Community Development Coordinator, (Elliot Klimoswki, City Planner attended via phone call from airplane).

Approval of Agenda – 21-59

Motion by Grant to approve the Agenda, and Samuelson seconded. Approved 7-0

Approval of Minutes – 21-60

Motion by Regennitter and seconded by Webster to approve the minutes from the July 26, 2021 meeting. Approved 7-0

Request from Hubbell Realty Company for the approval of the Final Plat of Holland Pointe Plat 1 —21-61

This request from Hubbell Realty Company is for the approval of the Final Plat of Holland Pointe Plat 1, a residential plat containing 77 single-family residential lots, of which 6 will be duplex lots. This will also create public street right-of-way for 6 new streets. Holland Pointe Plat 1 is located south of Beardsley Street and east of Iowa Hwy 28/Sunset Drive. Access to this plat will be by way of Echo Ridge Trail, Hughes Drive leading south from Beardsley Street and will eventually connect Hughes Drive with Colonial Parkway as the land develops to the south. The proposed development will result in increased traffic load which will be noticed as this and future phases develop. The development is in line with the City's Comprehensive Plan, and Staff would recommend approval. Steve Moseley, Hubbell Realty Company and Emily Harding, Civil Design Advantage were both available for questions or concerns.

Grant motioned to approve the Final Plat of Holland Pointe Plat 1 and Regennitter seconded.
Approved 7-0

Request from Norwalk Lots, LLC for the approval of the Final Plat of Timber Ridge Plat 2— 21-62

This request is for a proposed residential development containing 57 single-family lots and public street right-of-way that will extend three existing streets. The proposed development is located south of Iowa Hwy G-14 and east of Silverado Ranch Estates. This development will be accessed by way of Highway G-14 and also through Timber Ridge Plat 1. The plat is congruent with the Comprehensive Plan and Staff would recommend approval. Dean Roghair, Civil Design Advantage was available for questions.

Samuelson motioned to approve the Final Plat for Timber Ridge Plat 2, Webster seconded.
Approved 7-0

City Council Update- None

Economic Development Update- Potential projects could be coming to Market Place and behind the Git-N-Go. Norwalk Central Project continues to move forward.

Community Development Update— Data collection still in progress for the Comprehensive Plan

Public comment from Julian State, 8389 Alamo Trail, inquired about the Comp Plan process and trail locations.

Next meeting Date – August 23, 2021 at 5:45 p.m.

Adjournment – 21-63

Motion by Regennitter and seconded by Samuelson to adjourn the meeting at 6:09 p.m.
Approved 7-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner