

REGULAR NORWALK PLANNING AND ZONING MEETING 02.14.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, February 14, 2022. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were: Megan Regennitter, Elizabeth Thompson, AJ Samuelson, Jason Brown, and Andrew Steiger. Absent: Donna Grant

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

Approval of Agenda – 22-11

Motion by Brown to approve the Agenda, and Regennitter seconded. Approved 6-0

Approval of Minutes – 22-12

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

Approval of Minutes – 22-13

Motion by Thompson and seconded by Regennitter to approve the minutes from the January 27, 2022 meeting. Approved 6-0

{Grant arrived in person at 5:50 p.m.}

Public hearing and recommendation on a Zoning Amendment to change property south of Beardsley Street and east of 50th Avenue from A-R Agricultural Reserve to R-1(60) Single-Family Residential—22-14

Public hearing opened at 5:49 p.m.

This request from Diligent Development is to rezone approximately 106 acres from A-R Agricultural Reserve to R-1(60) Single-Family Residential to allow for a proposed single family subdivision. The property located south of Beardsley Street and east of 50th Avenue is shown as Medium Density Residential on the Future Land Use Plan, the concept provided by Cooper, Crawford and Associates contains 247 units, whereas Medium Density would allow for up to R-3 zoning and could contain 1280 units. Brad Cooper of Cooper, Crawford & Associates spoke and was available for questions. Jen Baker, 531 Beardsley Street, attended and expressed concerns of the increase of traffic, buffer requirements and traffic signaling.

Public hearing closed at 6:09 p.m.

Grant motioned to approve, Samuelson seconded. Approved 7-0

Public hearing and recommendation on an amendment to Chapter 175A Zoning Regulations and Chapter 175B Zoning District Regulations related to fireworks sales—22-15

Public hearing opened at 6:14 p.m.

Fireworks sales have been allowed in the City over the past four years as temporary sales accessory use within commercial districts. Each year, City Staff has been requested to refine the details and sale locations for the 4 consistent permit/applicants.

Following the 2021 fireworks sale season, the City once again reviewed the locations and any community concerns. It was learned there are safety concerns of sales locations and proximity to residences. The Community Development Director and the Fire Chief have worked closely to review the proximity issue. Staff presented strategies to the City Manager, City Attorney, and the City's Admin/Policy Workgroup where it was ultimately decided that fireworks sales would be restricted to M-1 General Industrial Zoning District, which leads to the necessity of the listed amendments.

Public hearing closed at 6:24 p.m.

Grant motioned to approve the two amendments, Thompson seconded. Approved 7-0

Consideration and recommendation on a Site Plan Amendment to Capital City Fruit—22-16

This request is for the approval of a site plan amendment to allow for an expansion of the truck loading area and a building addition of around 10,220 sq. ft. to Capital City Fruit located at 1850 Colonial Parkway. After Staff report, Commissioners discussed previous agreements regarding architectural standards requirements to be met with future construction or improvements to the building. Brent Strauch, Consultant from Shive-Hattery, 4125 Westown Pkwy WDM was available via zoom for questions or concerns.

{Thompson left at 6:43 p.m.}

Samuelson made a motion to approve the site plan amendment as is with a firm recommendation that the applicant and City Council review the architectural standards in a timely manner and bring any additions up to our current architectural standards and Grant seconded. Approved 6-0

City Council Update- Second reading of Hughes Crossing PUD at last Council meeting and Council took P&Z recommendations. City supporting Airport Terminal Project which is pretty important, Sunset Estates Plats have been approved, and the new dates for fireworks were approved.

Economic Development Update — more details about Sports Complex coming soon, Hotel Site getting legs with right-of-way struggles and moving forward.

Community Development Update — None

Next meeting Date – February 28, 2022 at 5:45 p.m.

Adjournment – 22-17

Motion by Grant and seconded by Regennitter to adjourn the meeting at 6:54 p.m.
Approved 6-0

Judy McConnell, Chairperson
Date: _____

Elliot Klimowski, City Planner