

NORWALK PLANNING AND ZONING REGULAR MEETING 10.10.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, October 10, 2022. The meeting was called to order at 5:46 p.m. by Chairperson, Megan Regennitter. Those present at roll call were: Elizabeth Thompson, Donna Grant (via Zoom), AJ Samuelson, Andrew Steiger (via Zoom), and Carson Forst. Absent: Jason Brown

Staff present included: Luke Parris, Community Development Director and Hillarie Ramthun, Community Development Office Assistant.

Approval of Agenda – 22-72

Motion by Thompson and seconded by Grant to approve the agenda. Approved 6-0

Approval of Minutes – 22-73

Motion by Forst and seconded by Samuelson to approve the minutes from the September 26, 2022 meeting. Approved 6-0

Public hearing and consideration of an amendment to the Farms of Holland Planned Unit Development to add car wash as an approved use in PUD Parcel 5

—22-74

Public hearing opened at 5:46 p.m.

This request is to amend an area in Parcel 5 of the Farms of Holland Planned Unit Development currently zoned C-2. Approval of this amendment would create conditions allowing a tunnel car wash to be permitted within this parcel, a use that falls within C-3 zoning.

Dan Arends, Civil Engineering Consultants, 2400 86th St. Urbandale, was available via Zoom for questions.

Thompson inquired about environmental impacts of the car wash near the detention pond.

Alan Kirchhoff, Owner & Developer of Champion Xpress Car Wash, was available to answer questions from the Commission. Products used are environmentally friendly and pose no threat to surroundings.

Public hearing closed at 6:14 p.m.

Commissioners deliberated and discussed appropriate language for consideration.

Samuelson motioned to approve the amendment to the Holland Planned Unit Development to add a "Car Wash" to Parcel 5, Forst seconded. Approved 6-0

Request from Diligent HCC, LLC for the approval of the Final Plat of Hughes Century Crossing Plat 6

—22-75

This request from Diligent Development is for the approval of Plat 6 located in the southwest corner of Hughes Century Crossing and contains two commercial development lots, a lot zoned for R-2 uses and an outlot for stormwater detention. The proposed plat will provide access into the residential neighborhood and would help alleviate traffic to the south along Merle Huff Avenue. The proposed plat is compliant with the Comprehensive Plan and contains right-of-way extensions for Hughes Drive as well as High Road. The completion of the High Road extension is important to the transportation system of the City and this development. Tim Portzen, Diligent Development, was available via Zoom for any questions.

Regennitter entertained a motion, Steiger motioned to approve the Final plat and Forst seconded.

Approved 6-0

City Council Update- Planned for approval at the October 20th Council meeting is the Final Plat of Hughes Century Crossing Plat 6, approved the execution of Beardsley Street & Hwy 28 as well as the new egress to Git-N-Go. Council approved 3 new City employees; Travis Brockett, Code

Enforcement Officer, Chris Cataldo, Economic Development Specialist & Tai Lieu, Marketing and Communications Specialist as well as their wages. Also approved was the reconstruction of the roads through Echo Ridge Development.

Economic Development Update- Hired two new employees; Chris Cataldo, Economic Development Specialist & Tai Lieu, Marketing and Communications Specialist

Community Development Update- Comp Plan review is set for October 24th meeting. Department is working with Gregg Young Chevrolet to pave sidewalk around the dealership.

Next meeting Date – October 24, 2022 @ 5:45 p.m.

Adjournment – 22-76

Motion by Samuelson and seconded by Thompson to adjourn the meeting at 6:29 p.m.
Approved 6-0

Megan Regennitter, Chair

Luke Parris, Community Development Director

Date:_____