

NORWALK PLANNING AND ZONING REGULAR MEETING 10.24.2022

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 24, 2022. The meeting was called to order at 5:46 p.m. by Vice Chairperson, Donna Grant. Those present at roll call: Elizabeth Thompson, Jason Brown, Carson Forst, and Andrew Steiger (via Zoom).

Absent: Megan Regennitter and AJ Samuelson

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

Approval of Agenda – 22-77

Motion by Forst and seconded by Thompson to approve the agenda. Approved 5-0

Approval of Minutes – 22-78

Motion by Brown and seconded by Forst to approve the minutes from the October 10, 2022 meeting. Approved 5-0

Request from Norwalk JV22, LLC and Wilma Dunn, Rev Tst for approval of the Preliminary Plat of Dunn Property Plat 1 —22-79

This request is for the approval of a Preliminary Plat south of Delaware Street, west of Iowa Hwy 28 and would allow for future industrial growth among multiple sites. The use of the proposed plat would align with the Future Land Use Plan and is like the property north of the site.

Dan Carlson of WB Realty, 5465 Mills Civic Pkwy, West Des Moines, was available via Zoom to answer questions.

Grant entertained a motion, Steiger motioned to approve the Preliminary Plat and Thompson seconded. Approved 5-0

Request from Forget Holdings, LLC for approval of the Final Plat of Farms of Holland Plat 5 —22-80

This request is for the approval of a Final Plat to split the lot south of Turnberry Road and east of Highway 28 into two commercial lots. The proposed plat located in the Farms of Holland PUD Parcel 5 allows for C-2 uses with modified setbacks and is coherent with the Comprehensive Plan.

Grant entertained a motion, Forst motioned to approve the Final Plat of Farms of Holland Plat 5 and Brown seconded. Approved 5-0

Request from Heartland Sports Properties, LLC, Diligent HCC, LLC, Sportsplex USA, LC, and the City of Norwalk for the approval of the Final Plat of Norwalk Central Plat 1 —22-81

This request for approval of the Final Plat of Norwalk Central Plat 1 will outline the parcel boundaries in the Norwalk Central Sports Complex. This plat, with C-2 and sports complex uses, is consistent with the Comprehensive Plan and is located within Parcel A of the Hughes Century Crossing Planned Unit Development. The Norwalk Central project will come through Planning & Zoning as multiple phases. Staff will continue to work closely with project designers to ensure a quality product for the community. Tim Portzen, Diligent Development, was available via Zoom to answer questions.

Grant entertained a motion, Brown motioned to approve the Final Plat and Forst seconded. Approved 5-0

Request from Diligent HCC, LLC and HH Norwalk, LLC for approval of the Final Plat of Hughes Century Crossing Plat 5 —22-82

This request from Diligent Development is for the approval of a Final Plat containing commercial lots and an extension of Chatham Avenue east of Iowa Hwy 28. The proposed plat will provide access

to the eastern portion of Sub Area 1 and an extension of Hughes Drive to the south. This plat will create the main entrance to the Hughes Century Crossing area and would align with the Comprehensive Plan. Tim Portzen, Diligent Development, was available via Zoom for questions. Grant entertained a motion, Thompson motioned to approve the final plat and Brown seconded. Approved 5-0

Public hearing and recommendation on an update to the Norwalk Comprehensive Plan—22-83

Public hearing opened at 6:10 p.m.

Chris Janson and Sarah Runkel, MSA Professional Services, Inc. along with Chris Shires, Confluence, 525 17th St, Des Moines provided the public and Commissioners with a review of the 2042 Norwalk Comprehensive Plan. Jansen presented a PowerPoint of this "living" document that will provide guidance for the growth of Norwalk over the next 20 years. Five guests were present via Zoom. Public hearing closed at 6:48 p.m.

Grant entertained a motion, Forst motioned to recommend approval of the Norwalk Comprehensive Plan and Brown seconded. Approved 5-0

City Council Update- None

Economic Development Update- Will attend the next meeting with update and introduction of new staff.

Community Development Update- Several plats coming through, site plans coming through, Dunn Property will be more defined, and user revealed soon, Serenity Woods will get new sewer in the future. Pre-app discussion for Raun Property east of Shadow Creek.

Next meeting Date – November 14, 2022 @ 5:45 p.m.

Adjournment – 22-84

Motion by Thompson and seconded by Steiger to adjourn the meeting at 7:13 p.m.
Approved 5-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____