

## NORWALK PLANNING AND ZONING REGULAR MEETING 12.12.2022

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, December 12, 2022. The meeting was called to order at 5:47 p.m. by Chairperson, Megan Regennitter. Those present at roll call were, AJ Samuelson, Jason Brown, Donna Grant, Andrew Steiger, and Carson Forst (via zoom).

Absent: Elizabeth Thompson

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

### **Approval of Agenda – 22-90**

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

### **Approval of Minutes – 22-91**

Motion by Steiger and seconded by Brown to approve the minutes from the November 28, 2022 meeting. Approved 6-0

### **Request from Van Vleet, Inc for approval of the Final Plat of Norwalk Business Center Plat 7 —22-92**

This request is for the Final Plat of Norwalk Business Center Plat 7 which would split off an undeveloped portion of the lot at 369 Hakes Drive to create a lot of record. This request would be considered a minor subdivision and would allow for sale and development of the piece of land. The parcel and surrounding area is zoned M-1 General Industrial. At present, the portion considered for this division is used as outdoor storage; outdoor storage is not permitted as a principal use and would require removal prior to recording of the new plat. Ingress/egress easement would be required and review related to access would be necessary to ensure there will be no issues for existing and new lots.

Skip Phillips, 1341 Bronze St, was available for questions on behalf of the applicant.

Regennitter inquired if specific language would be necessary for Council with the motion, Klimowski did not indicate that Council would require specific recommendations or language.

Regennitter entertained a motion, Steiger motioned to approve, Grant seconded.

Approved 6-0

**City Council Update-**Sports Complex continues with construction, nuisance/zoning code revisions were approved by Council, New Hotel discussions were brought to Council, TIF areas met the timeframe for release of funding as well as amendments of TIF areas approved at Council, changes will come with the New Year as Ed Kuhl's responsibilities will change and David Lester will become the P&Z Liaison.

**Economic Development Update-** None

**Community Development Update-**Info passed along from Diligent Development that the commercial lots along Hwy 28 have all been "spoken for" and will begin the active stage of development for those lots will soon be the next/new focus.

**Next meeting Date – January 9, 2022 @ 5:45 p.m.** (unless a special meeting is required the week of December 19th - 23rd)

**Adjournment – 22-93**

Motion by Grant and seconded by Brown to adjourn the meeting at 6:04 p.m.

Approved 6-0

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Megan Regennitter, Chair

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Elliot Klimowski, City Planner

Date: \_\_\_\_\_