

REGULAR NORWALK PLANNING AND ZONING MEETING 4.11.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, April 11, 2021. The meeting was called to order at 5:45 p.m. by Chairperson Judy McConnell. Those present at roll call were Elizabeth Thompson, Jason Brown and Donna Grant. Absent: Andrew Steiger, AJ Samuelson, and Megan Regennitter

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

Approval of Agenda – 22-24

Motion by Brown and seconded by Grant to approve the agenda. Approved 4-0

Approval of Minutes – 22-25

Motion by Grant and seconded by Thompson to approve the minutes from the February 28, 2022 meeting. Approved 4-0

There were 8 guests present.

{Steiger arrived at 5:49 p.m.}

Public hearing and recommendation on a request from Jerry's Homes, Inc. for a Comprehensive Plan Amendment to change 10 Acres south of Beardsley Street and west of the Shadow Creek Estates Planned Unit Development from future medium density residential to high density residential—22-26

Public hearing opened: 5:49 p.m.

Applicant, Jerry's Homes, Inc. is working on a proposal to establish a planned unit development consisting of approximately 80 acres in the area south of Beardsley Street and west of Shadow Creek Estates. According to the Future Land Use Plan, the entire development area is currently shown as medium density residential. An amendment to the Comprehensive Plan is necessary to allow for roughly 10 acres contained in Parcel A of the PUD, to be changed to high density residential due to the type of building style. The proposed structure type in Parcel A is one that would fall under high density residential and not the current medium density residential zoning. The intensity is along the lines of medium density, but the structure type falls under high density guidelines. The proposed units will be built with the intention of being owner occupied and not rentals.

Melissa Hills, Civil Engineering Consultants, 2400 86th Street Unit 12, Urbandale, was available for questions.

Adam Grubb, applicant and CEO of Jerry's Homes, was available to explain/describe and answer questions.

Duane Wittstock, 555 Beardsley St., sent a letter as well as spoke against the project. Concerns expressed were as follows: the development is not consistent with the City's future planning, density too high, increase in traffic, and an increase in crime, noise disturbances, and inadequate sanitary sewer capacity.

Les Bruner, 559 Beardsley St., spoke with concerns. (Yielded time to Duane)

Mick Fouts, 575 Beardsley St., spoke with concerns regarding the proposed development & different elevations as well as troubles with the Shadow Creek Development that is in progress currently.

(Yielded time to Duane)

Greg Theis, 563 Beardsley St., Had concerns and yielded his time to Duane.

Jennifer Ellison, 3900 Westown Parkway, Ste. 100, Jerry's Homes, spoke in support and was available for questions.

Public hearing closed: 6:21 p.m.

Steiger motioned to Table the item and Brown seconded. Tabled 5-0

{Thompson left at 6:22 p.m.}

Public hearing and recommendation on a Zoning Amendment to change 79.49 acres south of Beardsley Street and west of the Shadow Creek Estates Planned Unit Development from A-R Agricultural Reserve to the Hackney Hills Planned Unit Development—22-27

Public hearing opened: 6:22 p.m.

This request is for the rezoning of a PUD for approximately 79.49 acres of land south of W Beardsley Street, which will contain a mix of single-family, townhomes, and condominium housing units. The proposed breakdown: 96 condominium units in 2-story structures (R-4), 132 townhome lots (R-3), and 170 Single-family lots (R-1). There is also a proposed parkland dedication amount of 6.40 acres and multiple trail connections are proposed.

Adam Grubb, applicant and CEO of Jerry's Homes spoke.

Duane Wittstock, 555 Beardsley St., spoke with concerns.

Les Bruner, 559 Beardsley St., spoke with concerns.

Mick Fouts, 575 Beardsley St., spoke with concerns.

Greg Theis, 563 Beardsley St., spoke with concerns.

Lisa Niebuhr, 563 Beardsley St., spoke with concerns.

Brown motioned to Table this item and Grant seconded. Tabled 4-0

Public hearing will remain opened for the meeting on April 25th, 2022.

City Council Update- No update

Economic Development Update- No Update

Community Development Update- No Update

Next meeting Date – April 25, 2022

Adjournment – 22-28

Motion by Grant and seconded by Brown to adjourn the meeting at 6:49 p.m. Approved 4-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner