

REGULAR NORWALK PLANNING AND ZONING MEETING 4.25.2022

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 25, 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, AJ Samuelson, and Megan Regennitter Absent: Andrew Steiger and Donna Grant

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

Approval of Agenda – 22-29

Motion by Brown and seconded by Regennitter to approve the agenda. Approved 5-0

{Grant arrived at 5:45 p.m.}

Approval of Minutes – 22-30

Motion by Thompson and seconded by Brown to approve the minutes from the April 11, 2022 meeting. Approved 5-0

There were 8 guests present.

Remove from Table the 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—22-31

Motion by Samuelson to remove item from Table, seconded by Grant

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—22-32

Staff refreshed Guests present and Commissioners of project that was tabled.

Samuelson made a motion to approve the Comprehensive Plan Amendment to change 10 acres from medium density to high density residential with the conditional approval that medium density is enforced at PUD review, Thompson amended the motion to add that a limit to the buildings be two story. Grant seconded the motion.

Approved 5-0 and one vote to abstain due to conflict of interest

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—22-33

Public hearing continuation from the previous meeting;

Staff refreshed Guests and Commissioners of 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. Jennifer Ellison, 3900 Westown Parkway, Suite 100 spoke on behalf of Jerry's Homes, Inc (applicant). Greg Theis, 563 Beardsley St., spoke regarding tax payers compared to developers making money. Duane Wittstock, 555 Beardsley St., reiterated concerns and requested they be re-entered from previous meeting to this continuation.

Les Bruner, 559 Beardsley St., wanted to re-enter concerns from previous meeting.

Mick Fouts, 575 Beardsley St., wanted to re-enter concerns from previous meeting.

Public hearing was closed at 6:20 p.m.

Parris explained information that was provided from Staff, in the P&Z packet, regarding concerns expressed from the previous meeting.

Grant addresses the importance of public input during for future planning.

Brown motion to approve Zoning Amendment, Samuelson seconded.

Approved 4-1 and one vote to abstain

Request from Primus Companies, Inc. for the approval of the Site Plan of Legacy Commercial Plat 10 lot 2

—22-34

This request from Primus Companies is for the approval of a Site Plan for a 53,749 square foot commercial building Legacy Commercial Plat 10 Lot 2 fronting Iowa Highway 28. The proposed building will be the second of a similar building already existing in Legacy Commercial Plat 10.

Access to this building will be by way of a private rear drive off Chatham Avenue and Colonial Parkway. The parcel that will contain the proposed building is zoned C-2, commercial zoning.

Parking will be adequate for size of structure and a drive-thru has been added since the original submission in 2019. This proposed structure will fill the final gap in the C-2 Legacy PUD.

The proposed building will be identical to the existing building of Lot 1 with the exception of slightly smaller window sizes still meeting architectural requirements/standards.

Jake Becker, McClure Engineering, was available for questions.

Grant motioned to approve the Site Plan, Regennitter seconded. Approved 6-0

Request from Heartland Sports Properties, LLC for approval of the Site Plan for the Hughes Heartland Sportsplex—22-35

This request is for the approval of a site plan for two sports fields, pathways, parking lot and a concessions/restroom building for the southern portion of the Hughes Heartland Sports Complex. The proposed area is within Parcel A of the Hughes Century Crossing Planned Unit Development, and will be surrounded by many other uses throughout the PUD including Community Commercial, Town Center/Park, Medium Density Residential and Two-Family Residential.

Joel Jackson, Bishop Engineering, was available for questions.

Commissioner's inquired about height of poles in the parking lot, number of restrooms, and fencing between fields.

Motion by Regennitter to approve the Site Plan for the Hughes Heartland Sportsplex and Grant seconded. Approved 6-0

{Brown left at 7:10 p.m.}

City Council Update- No update

Economic Development Update- No Update

Community Development Update- Community Development is wrapping up the Comp Plan research and June is the targeted month for an open house to go over with the public.

LMI Program is going well and a handful of applications have been received and are almost completely reviewed. Notifications to the applicants are in the near future.

Raun Property, west of Hackney Hills, has been received and will be undergoing the review process before it goes in front of P&Z.

Next meeting Date – May 9, 2022

Adjournment – 22-36

Motion by Samuelson and seconded by Regennitter to adjourn the meeting at 7:49 p.m.
Approved 5-0

Judy McConnell, Chairperson

Elliot Klimowski, City Planner

Date: _____