

REGULAR NORWALK PLANNING AND ZONING MEETING 5.23.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, May 23, 2021. The meeting was called to order at 5:52 p.m. by Vice-Chairperson Donna Grant. Those present at roll call were Jason Brown (Via Zoom), AJ Samuelson, and Megan Regennitter Absent: Andrew Steiger, Elizabeth Thompson and Judy McConnell

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

Approval of Agenda – 22-37

Motion by Regennitter and seconded by Samuelson to approve the agenda. Approved 4-0

Approval of Minutes – 22-38

Motion by Regennitter and seconded by Samuelson to approve the minutes from the April 25, 2022 meeting. Approved 4-0

Public hearing and recommendation on an amendment to the Legacy Planned Unit Development to allow patios and decks to encroach into residential side yard setbacks in PUD Parcel 1

—22-39

Public hearing opened at 5:55 p.m.

This PUD Amendment request from Hubbell Realty Company would allow for patios and decks to encroach upon side setbacks for homes in Legacy Circle Villas Plat 3 – more specifically those lots fronting Colonial Circle. This amendment is necessary because the Zoning Ordinance only allows this type of encroachment into the front and rear setbacks.

Caleb Smith, McClure Engineering, was available for questions.

Public hearing closed at 5:59 p.m.

Regennitter motioned to approve the PUD Amendment and Samuelson seconded. Approved 4-0

Public hearing and recommendation on a Zoning Amendment related to barriers surrounding swimming pools —22-40

Public hearing opened at 6:00 p.m.

The City has previously required a fence or barrier surrounding swimming pools and spas. The City recently adopted the 2018 International Swimming pool and Spa Code which allow pools to be installed without a fence or barrier if equipped with a properly rated cover. The City is recommending a fence or barrier requirement regardless of covering, in the interest of public safety. Other cities in the metro share a similar requirement for all pools.

Public hearing was closed at 6:12 p.m.

Regennitter made a motion to approve the Zoning Amendment related to barriers surrounding swimming pools but to exclude spas, Samuelson seconded. Approved 3-1

City Council Update- Ed Kuhl provided an update regarding the residents of Beardsley Street and the proposed development to the south of those existing residents. The residents were concerned about the zoning change which could allow for apartments to be built if the present owner should sell the property before the condos were built. The item was tabled at Council, the developer has come forward with a revised layout to move the townhomes to front Beardsley Street and move the condominiums further south within the development.

Economic Development Update- Hollie Zajicek, Economic Development Director, ran through projects and status updates. Groundbreaking for Norwalk Central project happened last week and a great turnout. At least five parcels have letters of intent from businesses. Completion date

for Norwalk Central is planned for end of 2023 or start of 2024. Legacy Commercial Plat 10 lot 2 to be built soon. The commercial property north of City State Bank along Hwy 28 has changed property owners and the new development group plan on a 7,000 sq ft retail space to be added. Second Certified Site door has been opened and 40 acres have been secured, once land has been closed on there are 3 industrial businesses anticipated to start building in that area. Visits between Norwalk and Kosovo that were on hold due to Covid Pandemic will resume soon. The hotel that was to go within the North Shore development will be relocated to the Norwalk Central development. Commercial Grant Improvement funds are still available this year for businesses to improve their space.

Community Development Update- Announcement of The Planning & Zoning Chair leaving and the need to fill that vacancy along with the vacancy of the Commissioner who takes place of the Chair. Change of next P&Z meeting due to the need to get the next project to Council in June rather than July. Open house for Comprehensive Plan will be at Lakewood School Cafeteria July 14th.

Next meeting Date – June 6, 2022

Adjournment – 22-41

Motion by Regennitter and seconded by Samuelson to adjourn the meeting at 6:33 p.m.
Approved 4-0

Donna Grant, Vice-Chairperson

Elliot Klimowski, City Planner

Date: _____