

NORWALK PLANNING AND ZONING REGULAR MEETING 7.25.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, July 25, 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, Andrew Steiger, Donna Grant and Carson Forst. Absent: Elizabeth Thompson

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

Approval of Agenda – 22-52

Motion by Steiger and seconded by Samuelson to approve the agenda. Approved 6-0

Approval of Minutes – 22-53

Motion by Grant and seconded by Forst to approve the minutes from the July 11, 2022 meeting. Approved 6-0

Public hearing and recommendation on a Zoning Amendment to change 1010 Sunset Drive from R-2 one and two family residential to C-3 Highway Service Commercial—22-54

Public hearing opened at 5:48 p.m.

This request is to rezone the property formerly known as Norwalk Tire and Auto to C-3 Highway Service Commercial. Applicant, Jose Gonzalez Rojas, made the request with the intent to renovate and serve as a small automobile dealership. This parcel is a highway-fronted parcel with a history of uses related to automobiles; rezoning to Highway Service Commercial would be appropriate. City Staff received one walk in comment from a neighboring property expressing a desire to vary from the City's Ordinance regarding 6' fence height and have a taller fence.

Public hearing closed at 5:54 p.m.

Motion by Grant to approve the Zoning Amendment, seconded by Forst

Approved 6-0

Request from United Properties Investment Co for approval of the Final Plat of Marketplace Townhomes at Echo Valley Plat 1—22-55

This request is for the approval of a Final Plat of the Market Place Townhomes. The development will consist of 16 homes and is the first phase of this development located north of Beardsley Street and east of Market Place Drive. This property is located within Parcel J of the Echo Valley PUD and would comply with the zoning classifications for that PUD as well as the Future Land Use Plan.

Dean Roghair, Civil Design Advantage, was available for questions on behalf of Shyft Collective, the developer.

Regennitter entertained a motion; Grant motioned to approve the Final Plat, Steiger seconded.

Approved 6-0

Request from Diligent Development for the approval of the Final Plat of Blooming Heights Plat 3 —22-56

This request is for the final plat of a single-family residential development located in the middle northern area of Blooming Heights and Timber View. The proposed plat will consist of R-1 (70), R-1 (80), and R-1 (100) Single-Family Residential lots. This development will contain right-of-way extension for Redbud Street and new right-of-way for Green Leaf Circle. The proposed development is similar to those around it.

Brown motioned to approve the final plat of Blooming Heights Plat 3 and Grant seconded.

Approved 6-0

Recommendation on the establishment of zoning for the Dunn Property to be annexed into the City—22-57

The City is working with a developer on an industrial project proposal on about 40 acres of the Dunn Property located southwest of Michael Foods south of Delaware Street and east of South Sunset Drive/Hwy 28. Newly annexed property is typically zoned as A-R Agricultural Reserve, in order to accommodate the proposed development, the property would need to be zoned M-1 General Industrial. City Staff is recommending the classification be assigned M-1 and would like Planning & Zoning recommendation to City Council.

Regennitter entertained a motion for the recommendation of M-1 Zoning, Grant made a motion to approve the recommendation and Forst seconded. Approved 6-0

City Council Update- Discussed the Sunset property

Economic Development Update- No update

Community Development Update- Comp Plan winding down

Next meeting Date – August 8, 2022

Adjournment – 22-58

Motion by Steiger and seconded by Brown to adjourn the meeting at 6:19 p.m. Approved 6-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____