

NORWALK PLANNING AND ZONING REGULAR MEETING 8.22.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 22, 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, and Carson Forst. Absent: Elizabeth Thompson and Donna Grant

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

Approval of Agenda – 22-59

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

Approval of Minutes – 22-60

Motion by Brown and seconded by Steiger to approve the minutes from the July 25, 2022 meeting. Approved 5-0

(Thompson arrived at 5:49 p.m.)

Consideration and recommendation on the proposed vacation of a Public Storm Sewer Easement adjacent to Market Place Drive—22-61

Marketplace Townhomes Plat 1 was approved in July 2022. An area of 440 square feet, within this plat, specifically overlapping Lot 8, contains a public storm sewer easement that will need to be vacated and relocated. Per Chapter 138 of the Norwalk Code of Ordinances, any proposal to vacate an easement shall be reviewed by Planning & Zoning Commission for its study and recommendation prior to further consideration by Council.

Upon the recommendation of the Commission, City Attorney, Jim Dougherty, will prepare a recordable document to be recorded at the Warren County Recorder as evidence of the vacation of the easement. On September 1, 2022 this will be considered by Council.

Staff would recommend vacating the easement.

Regennitter entertained a motion, Steiger motioned and Forst seconded. Approved 6-0

Request from Hubbell Realty Company for the approval of the Site Plan of Holland Pointe Plat 2 —22-62

This request is for the approval of a site plan of Holland Pointe Plat 2. The proposed phase for the Holland Pointe development would be 86 townhome units consisting of 9 duplexes and 17 4-plexes. Public right-of-way of three new streets and a continuation of Waller Avenue will be introduced with this phase, which will lead to an increase in traffic load especially as future phases develop. Emily Harding, Civil Design Advantage, was available via Zoom for questions. Steve Moseley, Hubbell Realty Company, was available in person for questions.

Regennitter entertained a motion, Forst motioned to approve, Thompson seconded. Approved 6-0

Request from Warren County Land Company, LLC for the approval of the Final Plat of Valley View Plat 1 —22-63

This request from Warren County Land Company, LLC for the final plat of Valley View Plat 1, would allow for a residential development containing 60 single-family lots and 16 duplexes. This development will provide right-of-way extensions for two existing streets, one new right-of-way for one street and a right-of-way stub for a future phase. It sits adjacent to M-1 zoned property, but due to the park-like nature of the M-1 property, buffering is not required.

Kevin Crawford, Cooper, Crawford & Associates, 475 South 50th St. Ste. 800 was available for questions.

Steiger expressed the need for additional ways out of the development than what exists.

At present there are no plans for additional ways out of the Valley View Development. Without further discussion, Regennitter entertained a motion, Brown motioned to approve, Samuelson seconded. Approved 6-0

City Council Update- Norwalk Central Project was the main discussion during Council work session meeting, Dunn Property Annexation was voted on and approved.

Economic Development Update- No update

Community Development Update- Comp Plan Steering Committee meeting took place 8/22/2022

Next meeting Date – September 12, 2022

Adjournment – 22-64

Motion by Samuelson and seconded by Steiger to adjourn the meeting at 6:11 p.m. Approved 6-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____