

NORWALK PLANNING AND ZONING REGULAR MEETING 9.26.2022

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 26, 2022. The meeting was called to order at 5:46 p.m. by Chairperson, Megan Regennitter. Those present at roll call were: Elizabeth Thompson, Donna Grant, AJ Samuelson (via Zoom), Jason Brown (via Zoom), and Carson Forst (via Zoom).

Absent: Andrew Steiger

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

Approval of Agenda – 22-65

Motion by Grant and seconded by Thompson to approve the agenda. Approved 6-0

Approval of Minutes – 22-66

Motion by Grant and seconded by Thompson to approve the minutes from the August 22, 2022 meeting. Approved 6-0

Request from HRC Norwalk, LLC for approval of the Final Plat of Holland Pointe Plat 2

—22-67

This request is for the approval of phase 2 of Holland Pointe residential development. The proposed final plat will contain 54 lots with 9 four-plex townhomes, 9 duplexes, and the continuation of Waller Avenue from Plat 1 as well as the introduction of three new streets: Bryson Drive, Garland Avenue, and Rivera Street. Further development in this area will result in increased traffic load on Beardsley Street. Hubbell has entered into an agreement with the City to participate financially in the installation of a turn lane as part of the greater Beardsley Street project.

Caleb Smith, Hubbell Realty Company, was available for questions. Grant inquired about landscaping along Beardsley Street.

Regennitter entertained a motion, Grant motioned to approve, Thompson seconded.

Approved 6-0

Request from Diligent HCC, LLC and Bull Run Holdings, LLC for the approval of the Preliminary Plat of Hughes Century Crossing Plat 7

—22-68

This request is for the approval of a preliminary plat for the purpose of public infrastructure in the Hughes Century Crossing PUD. The proposed plat would provide access to the development sites within the PUD, the main focus of that being the extension of Chatham Avenue east. The proposed plat also contains a north bound extension of E 18th Street.

Tim Portzen, Diligent Development, was available via Zoom for any questions from the Commission.

Regennitter entertained a motion, Brown motioned to approve the preliminary plat and Grant seconded. Approved 6-0

Request from Loving Cup, LLC for the approval of the Final Plat of Scooter's Addition to Norwalk

—22-69

This request is for a final plat that splits a development lot in the Marketplace at Echo Valley, and would create a lot of record for the Scooter's Coffee Site Plan. The proposed use as a drive-thru coffee shop would match the C-2 use that was previously approved. The site would be accessed by Marketplace Drive and is proposed as primarily drive-thru in nature.

Jake Burnett, Scooter's Franchise, was available for questions.

Regennitter entertained a motion, Thompson motioned to approve the Final Plat and Grant seconded. Approved 6-0

Request from Loving Cup, LLC for the approval of the Site Plan of Scooter's Coffee Norwalk—22-70

This request from Loving Cup, LLC is for the Site Plan approval of a coffee shop in the Marketplace at Echo Valley at the corner of Beardsley Street and Highway 28. The proposed site is in Parcel J of Marketplace at Echo Valley and has been previously approved for C-2 uses. The proposed use as a drive-thru coffee shop would be an appropriate use and meet the requirements of the Zoning Ordinance. The drive-thru will likely impact traffic generation in the area and does benefit from having a sizeable queueing lane, 13 parking stalls and two-way traffic allowance on Marketplace Drive. Access to the site will be by way of Marketplace Drive. Future planning: Staff has communicated all details related to the easement and right-of-way acquisition near the site when the reconstruction at the intersection of Beardsley Street and Highway 28 take place. Regennitter entertained a motion, Brown motioned to approve the site plan of Scooter's Coffee Norwalk, Thompson seconded. Approved 6-0

City Council Update- No update

Economic Development Update- No update

Community Development Update- Comp Plan Wrap up, a near future Comp Plan presentation will come before P&Z Commission, possibly October 24th meeting.

Next meeting Date – October 10, 2022 @ 5:45 p.m.

Adjournment – 22-71

Motion by Thompson and seconded by Samuelson to adjourn the meeting at 6:13 p.m.
Approved 6-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____