

## NORWALK PLANNING AND ZONING REGULAR MEETING 02.13.2023

### Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, February 13, 2023. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were, AJ Samuelson, Andrew Steiger, Carson Forst, Donna Grant and Elizabeth Thompson.

Absent: Jason Brown

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

### Approval of Agenda – 23-12

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

### Approval of Minutes – 23-13

Motion by Samuelson and seconded by Forst to approve the minutes from the January 23, 2023 meeting. Approved 6-0

### Guests welcome:

20 in person guests

12 guests via Zoom

### Public Hearing and Recommendation on a Zoning Amendment to the Brody's Landing Planned Unit Development to add C-3 Uses as permitted in PUD Land Use Parcel A—23-14

Public Hearing opened at 5: p.m.

The request from Winterwalk Properties, LLC would add C-3 uses to the PUD Land Use Parcel A in Brody's Landing PUD. This amendment would allow the applicant to construct storage facilities abutting residential properties.

The Comprehensive Plan, that was approved in November of 2022, shows the area as New Urbanism or Residential/Commercial Flex and does not include storage facilities as a use.

Applicants Brian Winslow, 3616 Prairie Sage Dr. and Peter Corkrean, 502 10<sup>th</sup> Ave N. spoke and were available for questions and concerns. Lemar Koethe, 3514 142<sup>nd</sup> St. Urbandale, landowner of the two Brody's Landing parcels spoke in support of the rezoning request.

The following members of the public spoke in opposition of the rezoning:

Tyler Van Alst – 2936 Kestrel St., Dakota Watson – 2900 Kestrel St., Angela Schultze – 809 Kingfisher Dr., Janine Comstock – 2942 Kestrel St., Tyler Hirl – 2915 Kestrel St., Nicole Fisher – 2930 Kestrel St., and Kandi Anderson – 2927 Kestrel St.

Public Hearing closed at 6:23 p.m.

Regennitter entertained a motion, Samuelson motioned to approve, and Thompson seconded.

Vote – 0 Aye, 6 Nay

Defeated 6-0

### Request from JTB Investments, LLC for the approval of the Site Plan Amendment of Norwalk Ready Mix Concrete—23-15

This request is for a Site Plan Amendment will allow the applicant to replace and update old equipment and expand the dispatch office in the M-1 General Industrial area that is the Norwalk Ready Mix Concrete Plant.

Erin Ollendike of CDA and Rod Bohlender, General Manager of Norwalk Ready Mix, were in attendance and available to answer questions for Commissioners.

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

**Request from Norwalk JV22, LLC for the approval of the Final Plat of Dunn Property Plat 1**

**—23-16**

This request is for the approval of the first Final Plat for the Dunn Property which would create right-of-way for a road running north/south as well as three lots in the industrial area south of Delaware Street. Dan Carlson, WB Realty, was available via Zoom to answer any questions from the commission.

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

**Request from Norwalk JV22, LLC for the approval of the Dunn Property Plat 1 & 2 Site Plan**

**—23-17**

This request is for the approval of a site plan for two buildings in the industrial area south of Delaware Street know as Dunn Property Plat 1. The plat would create development lots for general industrial use which is appropriate for the area and would be similar to what is on the south side of Wright Road. This request meets the City’s requirements for this district.

Dan Carlson, WB Realty, was available via Zoom for any question or concerns from the Commissioners.

Brown made a motion to approve the site plan of the Dunn Property Plat 1 Lot 1 & 2 and Forst seconded. Approved 6-0

**Discussion and feedback regarding proposed Raun Farm East Development**

Vista Real Estate and Investment Corporation has been in contact with City Staff regarding potential development of Raun Farms Property east of the Shadow Creek Estates development. The proposed development is for single-family residential of 150+ lots varying in sizes and will be rezoned to R-1 (60) in the future. Vista is requesting any feedback on the proposal that might impact their preferred layout. Dean Roghair, CDA, and Derek Temple, Vista Real Estate were both in person to answer any questions. Feedback from Commission was positive.

**City Council Update-** None

**Economic Development Update-** None

**Community Development Update-**

**Next meeting Date – February 27, 2023 @ 5:45 p.m.**

**Adjournment – 23-18**

Motion by Brown and seconded by Steiger to adjourn the meeting at 7:14 p.m.  
Approved 6-0

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Megan Regennitter, Chair

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Elliot Klimowski, City Planner

Date:\_\_\_\_\_