

NORWALK PLANNING AND ZONING REGULAR MEETING 03.27.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, March 27, 2023. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were: Elizabeth Thompson, AJ Samuelson, Carson Forst, and Jason Brown (via Zoom).

Absent: Andrew Steiger and Donna Grant

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

Regennitter welcomed the 4 guests present in the Chamber and the 5 guests via Zoom.

Approval of Agenda – 23-24

An adjustment to the agenda to move item #8 up on the agenda to #5 and item #5 becomes item #6 on the agenda

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

Approval of Minutes – 23-25

Motion by Thompson and seconded by Samuelson to approve the minutes from the February 27, 2023 meeting. Approved 5-0

Presentation from Luke Nelson and Jim Dougherty regarding Board and Commission Service

A presentation from City Manager, Luke Nelson; City Attorney, Jim Dougherty; and Lindsey Offenburger, City Clerk to discuss procedures and rules while serving on a Commission or Board for the City. Commissioners asked questions as they came up and the City Clerk provided a booklet and references for further review. As always, City Staff is available for future questions.

Discussion related to Storage Facilities in Norwalk with Peter Corkrean and Brian Winslow

{Brown left the meeting at 6:20 p.m.}

Peter Corkrean, 502 10th Ave N. and Brian Winslow, 3616 Prairie Sage Dr. spoke with the Commission about Zoning District Regulations of other cities vs. Norwalk regarding Storage Facilities. With P&Z's direction, City Staff will research Zoning Districts and Regulations to see what the best fit would be for storage facility locations and bring back information for the Commission to review.

Request from Fareway, Inc. for the approval of the Site Plan for Fareway—23-26

This request from Fareway Stores, Inc. is for the approval of the site plan for a future 24,231 sq ft Fareway Store along Sunset Drive and the new extension of Chatham Avenue in the Hughes Century Crossing Plat 1 development. Matt Heath, Fareway Stores; Koby Pritchard, Director of Real Estate – Fareway; and Adam Schoeppner, Nilles & Associates were all available via Zoom for any questions or concerns.

Regennitter entertained a motion, Thompson motioned to approve, First seconded. Approved 4-0

Request from Hubbell Realty Company for the approval of Holland Pointe Preliminary Plat 3 —23-27

This request is for the approval of a preliminary plat in the Holland Pointe development. The proposed plat is south of preliminary plat 1 and east of Colonial Parkway. The proposed plat will connect Colonial Parkway to a thru-street by way of the City's first roundabout. It will also include right-of-way extensions for five existing streets and one cul-de-sac. The applicant will go before the Parks & Rec Commission April 5th to make a recommendation on the parkland dedication

agreement and proposal of a greater amount due to the challenging topographical nature of the development. The plat is consistent with the PUD and the arrangement regarding the parkland dedication will need to be approved by the Parks and Rec Commission prior to City Council approval. Dean Roghair, Civil Design Advantage, was available in Chambers for questions. Regennitter entertained a motion, Forst motioned to approve the Preliminary Plat and Thompson seconded. Approved 4-0

City Council Update-(David Lester was available via Zoom)—No update

Economic Development Update-(Hollie Zajicek was available via Zoom) Norwalk Central project moving right along, Fields & South Concessions should be ready by June. Certified Site moving forward, will find out in a few months if the grant goes through

Community Development Update- The Rehab Program has been formally transferred to the MPO for review, approval and management of the program

Next meeting Date – April 10, 2023 @ 5:45 p.m.

Adjournment – 23-28

Motion by Samuelson and seconded by Thompson to adjourn the meeting at 7:04 p.m.
Approved 4-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____