

## NORWALK PLANNING AND ZONING REGULAR MEETING 04.27.2023

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, April 27, 2023. The meeting was called to order at 5:46 p.m. by Chairperson Megan Regennitter. Those present at roll call were: AJ Samuelson, Carson Forst (via Zoom), and Donna Grant (via Zoom).

Absent: Elizabeth Thompson, Andrew Steiger and Jason Brown

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

Grant welcomed the 9 guests present in the Chamber, 2 guests via Zoom.

### **Approval of Agenda – 23-34**

Samuelson motioned to approve the agenda; Grant seconded.

Approved 4-0

### **Approval of Minutes – 23-35**

Motion by Samuelson and seconded by Grant to approve the minutes from the April 10, 2023 meeting. Approved 4-0

*{Thompson arrived at 5:48 p.m.}*

### **Public hearing and recommendation on a Zoning Amendment to change 76.4 Acres at 250 Beardsley Street from A-R Agricultural Reserve to R-1(60) Single Family Residential –23-36**

Public hearing opened at 5:49 p.m.

This request is for the rezoning of the property east of Shadow Creek Estates and west of Legacy Plats 3 and 8 from A-R Agricultural Reserve to R-1(60) Single Family Residential. The Zoning Amendment request from Saddle Ridge, LLC is for the proposed development of a single-family subdivision and will be comparable to surrounding properties. The request is consistent with the Future Land Use Plan.

Dean Roghair, Civil Design Advantage, 4121 NW Urbandale Dr. and Brian McMurray, Vista Real Estate, 2400 NW 86<sup>th</sup> Street, Suite 24 were both in person for questions and concerns about the proposed project.

Resha Ann Michael, 5313 Wakonda Drive, spoke of traffic concerns.

Parris explained the traffic study requirement in place and will continue while more development occurs along Beardsley Street.

Public hearing closed at 5:54 p.m.

Regennitter entertained a motion, Forst motioned to approve the Zoning Amendment and Samuelson seconded. Approved 5-0

### **Public hearing and recommendation on a Zoning Amendment related to façade material classifications in the Architectural Standards —23-37**

Public hearing opened at 5:58 p.m.

A hotel developer reached out to the City to ask Staff to reclassify Exterior Insulated Finishing System (EIFS) panels as a Class 2 material. Staff conducted a review of other metro community codes and found that classifying EIFS as a Class 2 material would be out of line and other communities that do not consider EIFS to be a primary or higher quality material. Norwalk's requirements are more

restrictive than other metro communities, which may impact a project's ability to move forward. Staff considered an amendment to the ordinance and received direction from Council on April 20<sup>th</sup>, 2023 to proceed with a public hearing process to generate a compromise.

The amendment Staff is proposing would relax standards for the upper stories of any commercial building and could be added for each commercial district:

- Any story above the first floor shall incorporate Class 1 or Class 2 materials, together composing at least 40% of
- the façade area. Class 3 and Class 4 materials in aggregate shall not exceed 60% of the façade area. Class 4
- materials shall not exceed 10% of the façade area. The first floor of a building shall be considered as the first
- occupied level of a building above grade, regardless of height.

Public input included: Mitch Buschkopf, ADCI, 5100 Eastpark Boulevard Madison WI (via Zoom); Ryan Jensen, Jensen Oswald, LCC PO Box 456 Granger, IA; and Ryan Husmann, Husmann Development, 208 South Elm Street, Anamosa, IA.

Public hearing closed at 6:33 p.m.

Regennitter entertained a motion to approve a recommendation with a change that the Class 3 and 4 materials above the first level must be no more than 85% and require 3 different materials, Samuelson motioned, Thompson seconded. Approved 5-0

**Request from Forget Holdings, LLC for the approval of the Final Plat of the Farms of Holland Plat 6 —23-38**

This request from Forget Holdings, LLC is for the approval of a minor subdivision that would create two development lots contained within Parcel 5 in the Farms of Holland Planned Unit Development. The proposed subdivision is identified as Future Commercial in the Future Land Use Plan and is consistent with the Comprehensive Plan. Access to the site will be by way of Turnberry Drive from either Highway 28 or Colonial Parkway and the PUD document requires a 15-foot landscape buffer along Turnberry Drive right-of-way.

Regennitter entertained a motion, Thompson motioned to approve, and Samuelson seconded. Approved 5-0

**Request from Forget Holdings, LLC for the approval of the Site Plan of Forget Retail Center—23-39**

This request is for the approval of a site plan for a 8,440 square foot retail commercial building on the southwest side of Turnberry Drive east of Highway 28 in the Farms of Holland Development. The proposed site plan is consistent with the uses shown in the Zoning Map and Comprehensive Plan and would be contained within Land Use Parcel 5 of the Farms of Holland PUD which includes C-2 uses. Staff recommends approval. Regennitter entertained a motion, Samuelson motioned to approve, and Grant seconded. Approved 5-0

**City Council Update**-No update

**Economic Development Update-**A Press Release went out last week for Starbucks and Michael Foods expansion. The Forget Retail Center is moving forward, the turf at the sports complex is being laid, Dunn Property and Dunn Industrial Park continuing to forge ahead with interested prospects.  
**Community Development Update-** Several projects will be coming to P&Z in the near future.

**Next meeting Date – April 24, 2023 @ 5:45 p.m.**

**Adjournment – 23-40**

Motion by Thompson and seconded by Samuelson to adjourn the meeting at 7:14 p.m.  
Approved 4-0

---

Megan Regennitter, Chair

---

Elliot Klimowski, City Planner

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