

## NORWALK PLANNING AND ZONING REGULAR MEETING 05.08.2023

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, May 8, 2023. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were Elizabeth Thompson, Jason Brown, Carson Forst, AJ Samuelson, Donna Grant (via Zoom) and Andrew Steiger (via Zoom).  
Absent: None

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

Grant welcomed the 4 guests present in the Chamber.

### **Approval of Agenda – 23-41**

Forst motioned to approve the agenda, and Thompson seconded.  
Approved 7-0

### **Approval of Minutes – 23-42**

Motion by Brown and seconded by Samuelson to approve the minutes from the April 24, 2023 meeting. Approved 7-0

### **Remove from the Tabled status: Recommendation on a Zoning Amendment to Chapter 175C.04 Airport Hazard, Height and Noise Mitigation Overlay Zoning Regulations to update requirements for Avigation Easements –23-43**

Brown motioned to be removed from the Tabled status and Samuelson seconded. Approved 7-0

### **Recommendation on a Zoning Amendment to Chapter 175C.04 Airport Hazard, Height and Noise Mitigation Overlay Zoning Regulations to update requirements for Avigation Easements –23-44**

The City currently requires Noise and Avigation Easements in areas of the approach zone of the nearby airport that have decibel levels of 65 or greater, currently that area is limited to a small section of Iowa Highway 5 Right-of-Way. A public hearing was held to consider an amendment of Chapter 175C.04 to expand the easement area by 10,000 ft in preparation for future development. The Noise and Avigation Easement would be required at the final plat stage and would provide future property owners notice of airport traffic during the purchase of property. Airport staff, Clint Torp & Kevin Foley, 5800 Fleur Drive, Des Moines, IA were in attendance to answer questions from the Commission.

Samuelson made a motion to recommend the Zoning Amendment and Brown seconded.

Approved 7-0

### **Public Hearing and Recommendation to establish the Dunn Property Planned Unit Development on 11.22 acres south of Delaware Street and west of Highway 28 in Norwalk—23-45**

Public Hearing opened at 6:22 p.m.

This request would be to rezone Lot 3 and Outlot Y of the Dunn Property Plat 1 from M-1 to the Dunn Property PUD. The PUD would retain the M-1 uses but modify bulk regulations.

Dan Carlson, WB Realty, 12951 University Ave., Suite 200, was available for questions.

Public Hearing closed at 6:25 p.m.

Regennitter entertained a motion, Grant made a motion to approve the Dunn Property Planned Unit Development and Steiger seconded. Approved 7-0

*{Samuelson left at 6:27 p.m.}*

**City Council Update**-No update

**Economic Development Update**-No update

**Community Development Update**- Good month for April Building Permit numbers for Single-Family Residential—34 permits. Meeting with NRCS to vacate easement ground to allow for a sewer line – been given the go ahead to get through the environmental work that will need to occur. The approach zone area that was discussed will actually play a part in the near future when a discussion with a developer will take place for potential development in that area.

**Next meeting Date – May 22, 2023 @ 5:45 p.m.**

**Adjournment – 23-46**

Motion by Brown and seconded by Forst to adjourn the meeting at 6:33 p.m.  
Approved 6-0

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Megan Regennitter, Chair

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Elliot Klimowski, City Planner

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