

NORWALK PLANNING AND ZONING REGULAR MEETING 08.07.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 7, 2023. The meeting was called to order at 5:48 p.m. by Chairperson Megan Regennitter. Those present at roll call were AJ Samuelson, Jason Brown, Andrew Steiger (Via Zoom), Carson Forst (via Zoom), and Donna Grant (via Zoom).
Absent: Elizabeth Thompson

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

Regennitter welcomed the 3 guests: 2 in Chambers & 1 Via Zoom.

Approval of Agenda – 23-73

Samuelson motioned to approve the agenda Brown seconded.
Approved 6-0

Approval of Minutes – 23-74

Motion by Samuelson and seconded by Steiger to approve the minutes from the July 10, 2023 meeting. Approved 6-0

Public hearing and recommendation on an Amendment to the Echo Valley Planned Unit Development regarding automotive repair uses in PUD Land Use Parcel J –23-75

Public hearing opened at 5:50 p.m.

This request from Christian Brothers Automotive Corporation is to amend the Echo Valley Planned Unit Development to add Automotive Service as an allowed use in Parcel J of the PUD. The property located in PUD Parcel J permits C-2 Community Commercial uses; the uses for the proposed project are typically permitted in the C-3 Zoning Class. The proposed use is auto-centric in nature, but could still fit as a use in the PUD area. Mornings may bring congestion upon arrival for this property and the neighboring business. This is normal in auto-centric communities.

Brad Kuehl, Bishop Engineering, was available in person for questions. Billy Green, Christian Brothers Automotive, was also available in person to answer questions.

Public hearing closed at 5:54 p.m.

Regennitter entertained a motion to approve the amendment to the Echo Valley PUD using the "Garage repair" definition already in the code with an addition of automotive and the exclusion of the painting and bodywork as we've discussed, Samuelson motioned to approve, Brown seconded. Approved 6-0

Public hearing and recommendation on an Amendment to the Brody's Landing Planned Unit Development to change side setbacks in Land Use Parcel E from 6 feet to 5 feet —23-76

Public hearing opened at 6:07 p.m.

This request is to change the bulk regulations of PUD Land Use Parcel E to allow for 5 foot side setbacks rather than 6 foot side setbacks. The parcel is located in the northwest part of the PUD and borders one of the commercial parcels of the development. Staff recommends approval of the request.

Brad Kuehl, Bishop Engineering was available in person for questions.

Public hearing closed at 6:10 p.m.

Regennitter entertained a motion, Forst motioned to approve the amendment to the Brody's Landing PUD and Steiger seconded. Approved 6-0

City Council Update-No update

Economic Development Update-No update

Community Development Update- Building permit count for New Single Family Residential July was 12, and at present date we have 16 received since 8/1/2023. LMI Rehab Program going well and helping residents in need.

Elliot reported from Baldwin Park and Celebration, Florida providing insight on New Urbanism Development.

Next meeting Date – August 28, 2023 @ 5:45 p.m.

Adjournment – 23-77

Motion by Samuelson and seconded by Brown to adjourn the meeting at 6:28 p.m.

Approved 6-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____