

NORWALK PLANNING AND ZONING REGULAR MEETING 09.11.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, September 11, 2023. The meeting was called to order at 5:45 p.m. by Chairperson Megan Regennitter. Those present at roll call were AJ Samuelson & Carson Forst, Elizabeth Thompson and Donna Grant (via Zoom)

Absent: Andrew Steiger & Jason Brown

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

Regennitter welcomed the 1 guest present in the Chamber, 2 guests via Zoom.

Approval of Agenda – 23-84

Regennitter suggested item #9 be moved up to item #7 and to allow the applicants to move ahead of the banner sign public hearings.

Samuelson motioned to approve the change to the agenda; Forst seconded.

Approved 5-0

Approval of Minutes – 23-85

Motion by Thompson and seconded by Forst to approve the minutes from the August 28, 2023 meeting. Approved 5-0

Request from Ryan Husmann for the approval of the architectural elevations of Tru by Hilton—23-86

This request is for the approval of a set of architectural elevations for a hotel proposed north of Chatham Avenue near the Norwalk Central Sportsplex. An ordinance was passed in May 2023 revising the architectural regulations, this hotel's proposed facade elevations reflect the revised ordinance. Staff believes the architectural elevations meet the intent of the Architectural Regulations and would recommend approval.

Ryan Husmann, 208 South Elm St, was available in Chambers for questions.

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

Request from Norwalk JV22, LLC for approval of the Preliminary Plat of the Dunn Property Plat 2 —23-87

This request from Norwalk JV22, LLC is for the approval of the Preliminary Plat of the Dunn Property Plat 2 located south of Delaware Street. The area is zoned M-1 General Industrial and was originally platted as an outlot of Dunn Property Plat 1. This proposed plat will lay groundwork for further industrial development in this area.

Dan Carlson, WB Realty, was available via Zoom to answer any questions.

Grant motioned to approve the Preliminary Plat and Samuelson seconded. Approved 5-0

Public hearing and recommendation on a Zoning Amendment related to banner signage in public right-of-way—23-88

Public hearing opened at 5:56 p.m.

Because the City's sign regulations do not address banner signs such as those seen on utility poles in the matter of public interest, i.e., holidays, events, geography. Staff received a request to explore the possibility of a code amendment that would allow for the installation of such banners.

Surrounding metro communities tend to defer to the policies set forth by MidAmerican Energy which allows banners up to 3 feet wide and 5 feet tall to be displayed on utility poles and 3 feet wide by 6 feet tall for holiday decor.

Public hearing closed at 6:05 p.m.

Regennitter entertained a motion to approve the Zoning Amendment related to banner signage in public right-of-way subject to specific language that would address the following: only one sign per utility pole and restricting signs to government or government sponsored organizations. Forst motioned to approve and Thompson seconded. Approved 5-0

Public hearing and recommendation on a Zoning Amendment related to banner signage on recreational properties—23-89

Public hearing opened at 6:09 p.m.

The City does not have sign regulations regarding recreational banners and sponsorship. Since Staff is exploring the idea of right-of-way signage regulations, it only makes sense to explore recreational banners at the same time. Most of the code language for this type of banner would fall under the category of "Temporary Signage" but at present, banners are prohibited. This amendment would enable the continued display of sponsorship signage at existing facilities and would provide legal permission for the continuance of such display as well as for general sponsorship for venues themselves in two ways:

- ~On a permit-exempt basis for team-specific sponsor signage; and
- ~On an annual basis for institutional sponsorship with approval of a temporary sign permit for an annual duration. Staff is recommending a size of 4 feet by 8 feet be approved as the maximum size.

Public hearing closed at 6:13 p.m.

Regennitter entertained a motion to approve the Zoning Amendment related to banner signage at recreational properties, Samuelson motioned to approve and Forst seconded. Approved 5-0

City Council Update-Proposed apartment complex on Colonial Circle still tabled, temporary parking at the sports complex only allowed for 10 more days, the E 18th stub will open soon-waiting on walk-thru of the infrastructure, Council meeting on the 21st of September will approve areas which will increase parking throughout the sportsplex area.

Economic Development Update-Certified Site application was submitted in August and should be certified around the first of the year. A third certified site is being sought out at present to get the process started. Kosovo President and delegation members coming to Norwalk to meet with Capital City Fruit & Loffredo to learn more about large food production facilities. In 30-60 days, three new restaurants will be announced. All Commercial Improvement Grant funds have been utilized this year.

Community Development Update- Sportsplex parking update- Hughes Plat 7 approval will hopefully happen at the next Council meeting and will be a positive step forward to open up additional parking throughout the sportsplex area.

Next meeting Date – September 25, 2023 @ 5:45 p.m.

Adjournment – 23-90

Motion by Thompson and seconded by Forst to adjourn the meeting at 6:25 p.m.

Approved 5-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date: _____