

NORWALK PLANNING AND ZONING REGULAR MEETING 09.25.2023

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 25, 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 Jason Brown (via Zoom)
Absent: Andrew Steiger & Donna Grant

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

Regennitter welcomed the 5 guests present in the Chamber, 3 guests via Zoom.

Approval of Agenda – 23-91

Forst motioned to approve the agenda; Brown seconded.
Approved 5-0

Approval of Minutes – 23-92

Motion by Thompson and seconded by Samuelson to approve the minutes from the September 11, 2023, meeting. Approved 5-0

Public hearing and recommendation on an amendment to the Hughes Century Crossing Planned Unit Development to allow for a single-user storage building as a use in PUD Parcel H –23-93

Public hearing opened at 5:48 p.m.

This request from Heartland Sports Properties, LLC is to amend the current PUD to add single-user storage building as an acceptable use in Parcel H. Parcel H permits R-2 uses, contains stormwater detention basins as well as an allowance for off-street parking. The applicant, Casey Scheidel, 890 SE Olson Dr. Waukee, was available in person and expressed the desire to purchase the property to create a parking lot and storage for the sports facility and fields.

Christopher White, 1424 E 13th St, inquired about where the parking would be considered within the lot since his property backs up to Parcel H.

Staff would recommend denial of the request due to temporary parking on the lot has created tension for neighboring property owners. It would also be ideal for the structure built on site to be R-1 or R-2 in character.

Due to an issue with postal delivery of the public notice letters, recommendation to Table this item until the next meeting to allow for additional public comment. Forst motioned to Table the amendment and Samuelson seconded. Approved 4-0, Thompson Abstained from the vote. Public hearing will remain open until it is closed at the October 9th, 2023, meeting.

Public hearing and recommendation on an amendment to the Hughes Century Crossing Planned Unit Development to permit building separations of 10 feet and for total driveway lengths of 20 feet in PUD Parcel C—23-94

Public hearing opened at 5:59 p.m.

This request from Diligent Development to amend the bulk regulations of Hughes Century Crossing PUD in Parcel C to allow a building separation of 10 feet and allow the driveway length to total 20 feet.

Tim Portzen, Diligent Development, was available via Zoom to answer questions.

Public hearing closed at 6:11 p.m.

The proposed amendment meets the intent of the code and will provide a unique housing type in the City.

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

Request from Kwik Trip, Inc. for approval of the Site Plan of Kwik Star—23-95

This request is for the approval of a site plan for a convenience store with fuel sales to be located at the southeast corner of Chatham Avenue and Sunset Drive. The proposed Kwik Star would be in Parcel F of the Hughes Century Crossing PUD and is approved for C-2 uses as well as gas stations. The site would meet zoning requirements, comply with the Comprehensive Plan and the exterior façade of the proposed building would meet the Architectural Regulations. Kacie Bonjour, Real Estate Manager for Kwik Star, was available in person to answer questions. Regennitter entertained a motion, Thompson motioned to approve the Site Plan and Forst seconded. Approved 5-0

Request from Ryan Husmann for approval of the Husmann Addition Preliminary Plat and Site Plan—23-96

This request for a preliminary plat and site plan would allow for the creation of two development lots; one will embody a proposed hotel with the second lot preserved for a future project. The property was recently rezoned to C-2 from R-4 to allow for commercial uses and is located north of Chatham Avenue and east of Hughes Drive. The site plan and preliminary plat are appropriate for the goals of the Comprehensive Plan. Ryan Husmann, Husmann Construction, was available in person to answer questions. Staff recommends approval of this Addition if regulations are followed. Regennitter entertained a motion, Brown motioned to approve and Forst seconded. Approved 5-0

City Council Update-Nothing

Economic Development Update-Nothing

Community Development Update- New parking will be available at the Gregg Young Sports Campus as access becomes available to the North Parking Lot. The Temporary Lot along High Rd will be closed as its use has expired and was only temporary.

Next meeting Date – October 9, 2023 @ 5:45 p.m.

Adjournment – 23-97

Motion by Thompson and seconded by Samuelson to adjourn the meeting at 6:25 p.m. Approved 5-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____