

NORWALK PLANNING AND ZONING REGULAR MEETING 11.27.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, November 27, 2023. The meeting was called to order at 5:48 p.m. by Chairperson Megan Regennitter. Those present at roll call were, AJ Samuelson (in person) and Carson Forst, Donna Grant, and Andrew Steiger (via Zoom)

Absent: Jason Brown and Elizabeth Thompson

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

Three guests were welcomed, 2 in the Chamber and 1 via Zoom.

Approval of Agenda – 23-108

Grant motioned to approve the agenda; Samuelson seconded.

Approved 5-0

Approval of Minutes – 23-109

Motion by Samuelson and seconded by Steiger to approve the minutes from the November 13, 2023, meeting. Approved 5-0

Public hearing and recommendation on an Amendment to the Dunn Property Planned Unit Development related to bulk regulations in land us Parcel C —23-110

Public hearing opened at 5:50 p.m.

This request from Norwalk JV22, LLC is to amend the regulations of Land Use Parcel C to allow for a reduced rear yard setback within the Dunn Property Planned Unit Development. Reduced Bulk Regulations will allow for increased development capacity towards the rear of Land Use Parcel C. Ed Pelds, Pelds Design Services, 2323 Dixon Street, Des Moines was available via Zoom to answer questions.

Public hearing closed at 5:53 p.m.

Samuelson motioned to approve the amendment to the Dunn Property Planned Unit Development bulk regulations and Steiger seconded. Approved 5-0

Request from Diligent Development for approval of the Preliminary Plat of Warrior Run Estates Plat 4 —23-111

This request from Diligent Warrior Run, LLC is for the approval of a preliminary plat for a single – family residential development within the area of the former Warrior Run Golf Course. The proposed plat will contain 48 residential lots, parkland lots, and an outlot for future subdivision and will total over 89 acres. The plat will contain right-of-way extensions for three existing roads as well as a new cul-de-sac. Paul Clausen, Civil Engineering Consultants, 2400 86th St, Urbandale was in person available for questions.

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

(Forst left at 6:03 p.m.)

City Council Update-None

Economic Development Update- None

Community Development Update- Beardsley Street roadwork will be complete this week besides painting and should open.

Next meeting Date – December 11, 2023 @ 5:45 p.m.

Adjournment – 23-112

Motion by Steiger and seconded by Grant to adjourn the meeting at 6:05 p.m.

Approved 4-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____