

NORWALK PLANNING AND ZONING REGULAR MEETING 1.22.2024

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, January 22, 2024. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were AJ Samuelson, Jeff Caldwell, Carson Forst, Donna Grant, Andrew Steiger, and Elizabeth Thompson (via Zoom).

Absent: None

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

Approval of Agenda – 24-01

Motion by Steiger and seconded by Forst to approve the agenda. Approved 7-0

Approval of Minutes – 24-02

Motion by Samuelson and seconded by Grant to approve the minutes from the November 27, 2023 meeting. Approved 7-0

Welcomed 4 guests to the Chamber and 5 guests via Zoom.

Public hearing and recommendation on a Comprehensive Plan Amendment to change the Future Land Use Classification of 8800 County Line Road from Agricultural Reserve to Commercial Industrial Flex—24-03

Public hearing opened at 5:47 p.m.

This request from Applicant, Josh Maxwell, is to change the Future Land Use designation at 8800 County Line Road from Agricultural Reserve to Commercial Industrial Flex. This change would allow for demolition of an existing building and the construction of a new building for a sports training business. Josh Maxwell was available via Zoom.

Public hearing closed at 5:55 p.m.

Regennitter entertained a motion, Grant motioned to approve the Comprehensive Plan Amendment, and Steiger seconded.

Approved 7-0

Public hearing and recommendation on a Zoning Amendment to change 8800 County Line Road from RE-1 Single Family Rural Estates to C-1 Neighborhood Commercial —24-04

Public hearing opened at 6:00 p.m.

This request from Applicant, Josh Maxwell, is to change the Zoning of 8800 County Line Road from RE-1 Single Family Rural Estates to C-1 Neighborhood Commercial to allow for the construction of a new sports training facility.

Public hearing closed at 6:01 p.m.

Regennitter entertained a motion, Steiger motioned to approve, Forst seconded. Approved 7-0

Public hearing and recommendation on an Amendment to the Holland Pointe Planned Unit Development related to use regulations in PUD Parcel C—24-05

Public hearing opened at 6:02 p.m.

This request from Hubbell Realty is for the modification of the land use regulations for PUD Land Use Parcel C in the Holland Pointe Planned Unit Development. The Amendment would add language that would allow for garages to count towards the overall off-street parking requirement in Parcel C which is R-4 High Density Zoning.

Kevin Lohry, Hubbell Realty Company, 6900 Westown Pkwy, was available via Zoom for questions. Caleb Smith, Hubbell Realty Company, 6900 Westown Pkwy, was available in Chamber for questions.

Public hearing closed at 6:14 p.m.

Regennitter entertained a motion to approve the Amendment with the suggestion to the Council that there will be a consistent change (to the garage/parking requirement) moving forward, Samuelson motioned to approve, Forst seconded. Approved 7-0

**Request from Doug and Grant McConnaha for approval of the Final Plat of Hughes Century Crossing Plat 8
—24-06**

This request is for a minor subdivision to create a 1.8-acre lot of record and a 16.84-acre outlot in Parcel E of the Hughes Century Crossing Planned Unit Development. This split contains no infrastructure and is in advance of a commercial development proposal.

Jason Leddon, Snyder and Associates, 2727 SW Snyder Blvd. was available for questions. Regennitter entertained a motion, Grant motioned to approve the Final Plat and Steiger seconded.

Approved 7-0

**Request from Christian Brothers Automotive for approval of the Site Plan of Christian Brothers Automotive
—24-07**

This request from Christian Bros Automotive Corporation is for the approval of a Site Plan for an automotive repair business in the Marketplace at Echo Valley. The site would be in Land Use Parcel J of the Echo Valley Planned Unit Development, between Mercy and Scooter's.

Brad Kuehl, Bishop Engineering, 3501 104th Street, was available for questions. Regennitter entertained a motion, Forst motioned to approve the Site Plan and Thompson seconded. Approved 7-0

**Request from Gregg Young for approval of the Preliminary Plat of Gregg Young Plat 1
—24-08**

This request is for the approval of a Preliminary Plat in the commercial area of the Legacy Planned Unit Development west of Highway 28 and south of Beardsley Street. The proposed preliminary plat identifies private drive corridors and four individual lots that may be further subdivided.

Regennitter entertained a motion to approve, Grant motioned to approve, and Steiger seconded.

Approved 7-0

City Council Update- George Meineke, the newest P&Z Liaison, was available for introduction and to provide the latest Council update of increased valuations over the past 10 years for this community.

Economic Development Update- Hollie provided an update of the last few years of growth in the City including Industrial and Commercial valuations. She also announced commercial businesses opening in 2023 and the new commercial businesses that will be coming in 2024. She provided a flyer for the Commission to read and was available for questions.

Community Development Update- Census hiring for a field representative for the Special Census project. Luke Parris provided an Annual Report from the Community Development side of projects throughout the City. He provided graphs showing growth trends over the last 10 years for Residential & Commercial growth as well as providing an inside look at all that goes on within the Community Development Department and all the folks who have made it all possible.

Next meeting Date – February 12, 2024 @ 5:45 p.m.

Adjournment – 24-09

Motion by _____ and seconded by _____ to adjourn the meeting at _____ p.m.

Approved 6-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date: _____