

## NORWALK PLANNING AND ZONING REGULAR MEETING 2.26.2024

### **Call to order**

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, February 26, 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, Andrew Steiger, and Elizabeth Thompson.

Absent: Donna Grant

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

### **Approval of Agenda – 24-10**

Motion by Thompson and seconded by Steiger to approve the agenda. Approved 6-0

### **Approval of Minutes – 24-11**

Motion by Forst and seconded by Samuelson to approve the minutes from the January 22, 2024 meeting. Approved 6-0

### **Welcomed 4 guests to the Chamber and 1 guest via Zoom.**

### **Request from Husmann Development for the approval of the Final Plat of Husman Addition to Hughes Century Crossing—24-12**

This request from Husmann Development is for the approval of a final plat creating two lots in a commercially zoned area north of Chatham Avenue and east of Hughes Drive. The property located in the HH Norwalk PUD is zoned C-3 and R-4 uses, which is appropriate for the proposed plat.

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

Regennitter entertained a motion, Samuelson motioned to approve, Steiger seconded. Approved 6-0

### **Request from HRC Norwalk, LLC for approval of Holland Pointe Preliminary Plat 4 —24-13**

This request is for the approval of a residential preliminary plat containing 132 total lots in addition to the replatting of part of Holland Pointe Plat 2. The plat area encases R-1, R-2, R-3 & R-4 uses along with two new streets and right-of-way extensions for two existing streets. The proposal is consistent with the original PUD and conforms to the Comprehensive Plan. Caleb Smith, Hubbell Realty Company, was available via Zoom for questions.

Regennitter entertained a motion, Thompson motioned to approve, and Forst seconded. Approved 6-0

### **Request from Jerry's Homes, Inc for the approval of the Preliminary Plat & Site Plan of Hackney Hills Plat 1 —24-14**

This request from Jerry's Homes, Inc is for the approval of a preliminary plat located south of Beardsley Street and west of Shadow Creek Estates and will consist of condominiums, townhomes, and single-family residential lots. The preliminary plat would be the first phase of development for the Hackney Hills Planned Unit Development which was approved July 7<sup>th</sup>, 2022.

Jennifer Ellison, Jerry's Homes, Inc was available in Chamber for questions.

Regennitter entertained a motion, Steiger motioned to approve the Preliminary Plat & Site Plan of Hackney Hills Plat 1 and Thompson seconded. Approved 6-0

**City Council Update-** Meineke let P&Z Commission know about the rezoning initiation that will be coming from Council for properties/projects per City Attorney's instruction of the process for rezonings.

**Economic Development Update-** Zajicek informed Commission of upcoming changes throughout the City & the City Hall building. SW Industrial Certified Site on hold until June. Groundbreaking for TRU Hotel in the spring, Grand opening of Norwalk Central in July- this should include Core & Sportsplex Buildings as well as TPH Academy, Parks & Recreation Dept to relocate to new space in April, Econ Dev Dept to relocate to City Hall building after remodel of the building occurs. Tournament play for the Norwalk Central area starts around March 15<sup>th</sup>.

**Community Development Update-** Census hiring for field representatives for the Special Census project is ongoing, not as many applicants as hoped. Development/Building departments accommodating with upcoming projects around town as much as possible, i.e., TPH Academy within the Sportsplex building – still waiting on building plans and permits for project to keep things moving forward. Parris will send out Comp Plan Spreadsheet to Commissioners to show future growth goals.

**Next meeting Date – March 11, 2024 @ 5:45 p.m.**

**Adjournment – 24-15**

Motion by Steiger and seconded by Forst to adjourn the meeting at 6:34 p.m.

Approved 6-0

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Megan Regennitter, Chair

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Elliot Klimowski, City Planner

Date:\_\_\_\_\_