

NORWALK PLANNING AND ZONING REGULAR MEETING 3.25.2024

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, March 25, 2024. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were AJ Samuelson, Elizabeth Thompson, Carson Forst, Donna Grant (in person) plus Andrew Steiger and Jeff Caldwell (via Zoom).

Absent: None

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

Approval of Agenda – 24-20

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

Approval of Minutes – 24-21

Motion by Steiger and seconded by Grant to approve the minutes from the February 26, 2024, meeting. Approved 7-0

Approval of Minutes – 24-22

Motion by Samuelson and seconded by Forst to approve the minutes from the March 4, 2024, meeting. Approved 7-0

Welcomed 2 guests to the Chambers.

Public hearing and recommendation on a Comprehensive Plan Amendment to change 8800 County Line Road from future Agricultural Reserve to future Industrial Flex —24-23

Public hearing opened at 5:48 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. This item was previously before the Commission and had to go through Council and back through P&Z due to an update of procedural processes.

Public hearing closed at 5:50 p.m.

Regennitter entertained a motion, Grant motioned to approve the Comprehensive Plan Amendment, and Thompson 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 —24-24

Public hearing opened at 5:51 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. This item was previously before the Commission and had to go through Council and back through P&Z due to an update of procedural processes.

Public hearing closed at 5:51 p.m.

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

Public hearing and recommendation on a Zoning Amendment related to the regulations, definitions, and terminology for the City's Floodplain Development Regulations —24-25

Public hearing opened at 5:52 p.m.

This amendment will ensure the City is consistent with Iowa DNR regulations. Primary changes for this amendment include:

- Using the term base flood instead of 100 year flood
- Using the term development instead of the term use
- Requiring electrical and plumbing to be elevated 1 foot above the base flood elevation
- Define and add requirements for Maximum Damage Potential Development, which are developments that are of high value to the community or developments with hazardous materials

- Allow for development in the General Floodplain Overlay District without obtaining a Special Use Permit

Public hearing closed at 5:56 p.m.

Regennitter entertained a motion to approve the Amendment, Grant motioned to approve, Forst seconded. Approved 7-0

Public Hearing and Recommendation on a Zoning Amendment to change 7.73 acres north of Chatham Avenue and E 18th Street from unclassified PUD to those allowed uses as permitted inland Use Parcel G and to permit Water Tower as a principal use—24-26

Public Hearing opened at 5:57 p.m.

This request from GDM Holdings, LLC is to establish zoning for property located in Hughes Century Crossing Plat 8, a minor subdivision. The request is to zone part of the property for TC uses as well as allow for a water tower as a principal use. The PUD document indicates that the Land Use Parcel is flexible in use and requires an amendment to confirm zoning regulations prior to development is allowed. The proposed zoning amendment would allow for development of the property as well as installation of the water tower for City use.

Jason Leddon, Snyder and Associates, 2727 SW Snyder Blvd. was available for questions.

Public Hearing closed at 6:02 pm

Regennitter entertained a motion, Steiger motioned to approve the Zoning Amendment and Grant seconded. Approved 7-0

Request from Signature Companies for approval of the Final Plat of Shadow Creek Estates Townhomes Plat 3 —24-27

This request from Signature Development of Iowa, LLC is for the approval of the 3rd phase of the Shadow Creek Estates Townhome portion of the development. The development will consist of 32 lots and would allow for the construction of 4-, 5-, and 6-plex buildings upon those lots. This would continue the pattern of construction that has been evolving since 2021.

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Dr. was available for questions.

Regennitter entertained a motion, Thompson motioned to approve the Final Plat and Grant seconded.

Approved 7-0

City Council Update- None

Economic Development Update- None

Community Development Update- 29 single family residential & townhome permits have been submitted for March so we are on the upswing for permits at this time.

Next meeting Date – April 8, 2024 @ 5:45 p.m.

Adjournment – 24-28

Motion by Grant and seconded by Thompson to adjourn the meeting at 6:14 p.m.

Approved 7-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____