

NORWALK PLANNING AND ZONING REGULAR MEETING 4.8.2024

Call to Order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, April 8, 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, and Elizabeth Thompson. Carson Forst and Donna Grant via Zoom.

Absent: Andrew Steiger

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

Approval of Agenda – 24-29

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

Approval of Minutes – 24-30

Motion by Samuelson and seconded by Thompson to approve the minutes from the March 25, 2024 meeting. Approved 6-0

Welcomed 3 guests to the Chamber and 1 guest via Zoom.

{Steiger reported that he was on Zoom 15 minutes into the meeting}

Request from Nelson Development 1, LLC for approval of the Preliminary Plat/Site Plan of Legacy Circle Apartments—24-31

This request is for the approval of the Preliminary Plat & Site Plan for an apartment development in the middle of Colonial Circle. This proposed plan will allow for the construction of a building containing 189 homes with a 3.28 acre privately maintained, publicly accessible parkland area on a lot that has sat vacant for 23 years. The proposal will also contain indoor building parking for 93 vehicles, 40 exterior garage stalls, 155 surface stalls & 105 street stalls to exceed the site's parking requirement. The proposed building will meet all Architectural Standards required by City Code. Eric Cannon, Snyder & Associates, 2727 SW Snyder Blvd was available for questions. Alexander Grguich, Nelson Construction & Development, 405 6th Ave Ste 201 was also available for questions.

Regennitter entertained a motion, Samuelson motioned to approve, Thompson seconded.

Approved 7-0

Request from Nelson Development 1, LLC for approval of Legacy Circle Apartments Plat 1 Final Plat —24-32

This request is for the approval of the Final Plat for an apartment development in the middle of Colonial Circle. This proposed plan will allow for the construction of a building containing 189 homes with a 3.28 acre privately maintained, publicly accessible parkland area on a lot that has sat vacant for 23 years.

Eric Cannon, Snyder & Associates, 2727 SW Snyder Blvd was available for questions. Alexander Grguich, Nelson Construction & Development, 405 6th Ave Ste 201 was also available for questions.

Regennitter entertained a motion, Thompson motioned to approve, Samuelson seconded.

Approved 7-0

City Council Update- None

Economic Development Update- None

Community Development Update- 32 New House permits submitted for March – which brings the total to 67 for the year. This sets a higher pace than the previous year. Lots of commercial projects are active. National Planning Association conference is coming up next week, that's always something to look forward to.

Next meeting Date – April 22, 2024 @ 5:45 p.m.

Adjournment – 24-33

Motion by Thompson and seconded by Samuelson to adjourn the meeting at 6:03 p.m.

Approved 7-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date: _____