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NO 00590 ✓ Pages 2  
 Doc Tax \_\_\_\_\_  
 Fee \$ 16.00 P&M \$ 3.00  
 Fees Pd \$ \_\_\_\_\_ Gen Fee \$ 3.00  
 Check# \_\_\_\_\_  
 Refund \_\_\_\_\_ Due 16.00

THE STATE OF NEBRASKA }  
 MADISON COUNTY } ss

This instrument filed for record  
 the 7 day of February, 2022  
 at 8:30 A. M. and recorded in  
 Book 2022 Page 00590

*Diane S Tyrodym* Register of Deeds

By the City of Norfolk, 309 N. 5<sup>th</sup> Street, Norfolk, NE 68701

**CONDITIONAL USE PERMIT  
 RESOLUTION NO. 2022PC-2**

WHEREAS, Seven County Spirits, LLC, a Nebraska Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for a microdistillery on property addressed as 214 & 216 W. Norfolk Avenue and legally described as follows:

The East 28 Feet and The West 22 Feet of Lot 13, Blk 5, Original Town of Norfolk, City of Norfolk, Madison County, Nebraska; and

WHEREAS, the property described above is presently included in Zoning District C-2, Central Business; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on December 21, 2021 receiving input and data from the APPLICANT and the general public concerning the proposed Conditional Use Permit;

NOW THEREFORE, in consideration of the foregoing recitals, the Planning Commission of the City of Norfolk, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED by the Planning Commission of the City of Norfolk, Nebraska that Seven County Spirits, LLC is hereby granted a Conditional Use Permit for a microdistillery subject to the following terms and conditions:

1. There shall be a maximum of 5,000 gallons of alcohol stored on-site;
2. A maximum of 70% alcohol content may be stored on-site;
3. Alcohol produced or purchased must be diluted to a maximum 70% alcohol content within 3 days of production or receipt of delivery;
4. The new structure front facade shall be architecturally harmonious by material and/or color to the immediately surrounding buildings and general downtown aesthetics;
5. If the new structure is not built initially to standards for milling of grains and on-


site milling is desired to take place, the structure shall be renovated to all current codes to allow for milling prior to beginning;

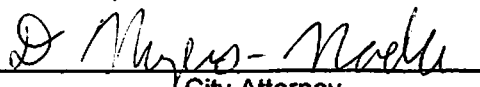
- 6. The Conditional Use Permit shall be perpetual and pursuant to the Norfolk City Code, shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
- 7. Failure to observe and maintain the conditions and restrictions of the Conditional Use Permit shall be considered a violation of The Code of the City of Norfolk, Nebraska subject to penalty as provided herein and may be grounds for review including alteration or termination of the permit;
- 8. All procedures and standards outlined in Section 27-56 of the Norfolk City Code pertaining to Conditional Use Permits shall be observed and the Conditional Use Permit granted herein shall be subject to the provisions of the Norfolk City Code that provide for an appeal to be taken within 15 days of the decision of the Planning Commission, and;
- 9. There shall be compliance with floodplain regulations and any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 19th day of January, 2022.

ATTEST:

  
 Dan Spray  
 Planning Commission Chair

  
 Elizabeth Lienemann  
 Planning Commission Secretary

Approved as to form:   
 City Attorney

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 2022 by Dan Spray, Planning Commission Chair and Elizabeth Lienemann, Planning Commission Secretary of the City of Norfolk.

  
 Notary Public Signature

  
 Notary Public Printed

