

STATE OF NEBRASKA)
COUNTY OF STANTON) SS # 2024-00956
Filed & Recorded Nov. 19, 2024 at
12:10 P M In Volume 104 of
Instruments at page 296
Wanda Heermann Clerk
Rio Meyer Deputy
Fees \$ 52.00 Pd Chg Page Count 8

By the City of Norfolk, 309 N. 5th Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT
RESOLUTION NO. 2024PC-6

WHEREAS, Off Road Ranch, LLC, a Nebraska Limited Liability Company, has filed an application for a Conditional Use Permit to allow operation of a stock car race track on property addressed as 2900 Old Highway 8 and which is legally described as follows:

The N 1/2 of the S 1/2 of the NW 1/4 and all that part of the N 1/2 of the NW 1/4 lying and being South of the County Road commonly known and referred to as "the Stanton Road" and as "Old Highway No. 8", all in Section 6, Township 23 North, Range 1 East of the 6th P.M., in Stanton County, Nebraska; and

WHEREAS, the property described above is presently included in Zoning District I-1; and

WHEREAS, on November 7, 2017, the Planning Commission of the City of Norfolk, Nebraska granted the requested amendments to the City Council Resolution No. 2016-5, said amended Conditional Use Permit being 2017PC-9 expiring on October 28, 2024; and

WHEREAS, Off Road Ranch, LLC filed an application, prior to the expiration of the current Conditional Use Permit, for a new Conditional Use Permit containing the same conditions as 2017PC-9; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on October 8, 2024 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 Off Road Ranch, LLC is hereby granted a Conditional Use Permit to operate a stock car race track subject to the following terms and conditions:

1. The stock car race track shall operate only on Saturdays 5:30 p.m. until 11:30 p.m. from April 1 through October 1;
2. There may be a total of three nights per racing season where special races replacing one of the regular classes of races may be held. Special races are races where the race cars may be operated without mufflers as required in item number 8 of this Resolution and Permit. These special races may include but are not limited to Super Late Model Races (SLMR) and Sprint Cars;
3. Two Saturday nights per racing season shall be designated as no racing nights. These no racing nights shall be scheduled during the months of June, July, or August with one of the no racing nights being on Saturday of the Madison County Fair. These dates should be shown on the racing schedule. Racing nights cancelled due to inclement weather or other reasons cannot be rescheduled on previously scheduled no racing nights;
4. Three days, other than Saturdays, shall be allowed for stock car races and these dates shall be shown on the racing schedule in advance of the season;
5. No race cars shall be present or operated on the race track except during the specific times authorized in this Permit;
6. Even though the facility is to be operated as a stock car racing facility, three events, other than stock car races, are allowed each season so long as they are not scheduled on one of the no racing Saturday nights. These three non-stock car racing events may occur only between the hours of 2:00 p.m. and 11:30 p.m.;
7. All access to the facility shall be off of Grandview Drive. In case of emergency, use of the northern property gate onto Old Highway 8 shall be allowed. A sign prohibiting a left turn onto Old Highway 8 shall be displayed during events whenever the emergency exit onto Old Highway 8 is being utilized;
8. All race cars with headers, except for cars participating in the special races set forth in item number 2 above, shall be equipped with Schoenfeld mufflers, stamped IMCA609, IMCA930, or IMCA935. The Norfolk zoning administrator may approve other muffler models for utilization so long as they are proven to meet or exceed noise standards of the mufflers listed herein;
9. Public service announcements (PSAs) shall be read every hour and notices posted to remind drivers and attendees of the dangers of drinking and driving. PSAs shall also remind racers and attendees of proper trash disposal;
10. Adequate security guards shall be provided for crowd control during all events;
11. Traffic shall be controlled on the property to ensure safe and orderly ingress and egress;
12. Trash barrels shall be placed at the entrance/exit of the property on Grandview Drive;

13. All litter on county roads and ditches adjacent to the Off Road Ranch property shall be cleaned up within 24 hours after each event;
14. Lighting shall be designed to illuminate the race track only. Track lights shall be turned off no later than 30 minutes after the last race or event each night;
15. Best Managements Practices (BMPs) shall be utilized as needed to provide for dust control, vegetation control, pest control, and sediment track out generated by traffic entering or leaving the site. To control track out, a minimum of 24' x 150' hard surfacing from the existing hard surfacing on Grandview Drive shall be installed at the point of ingress/egress to the property;
16. The attached site plan is hereby approved and shall be complied with;
17. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply including, but not limited to the following:
 - a. Hard surfacing requirements;
 - b. Landscaping requirements;
 - c. Bufferyard requirements;
 - d. Floodplain permitting and requirements; and
 - e. Storm water requirements including National Pollutant Discharge Elimination System (NPDES);
18. Pursuant to Norfolk City Code, the Conditional Use Permit shall be for ten (10) years and shall be a personal privilege granted to Off Road Ranch, LLC and shall not be subject to transfer;
19. 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; and
20. 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.

PASSED AND APPROVED this 22nd day of October, 2024.

ATTEST:



Cody Ronnfeldt
Planning Commission Vice-Chair

Brianna Duerst

Brianna Duerst
Planning Commission Secretary

Approved as to form: D. Myers-Moelle
City Attorney

The foregoing instrument was acknowledged before me this 22nd day of October, 2024 by
Cody Ronnfeldt, Planning Commission Vice-Chair and Brianna Duerst, Planning Commission
Secretary of the City of Norfolk.



Valerie K. Grimes
Notary Public Signature

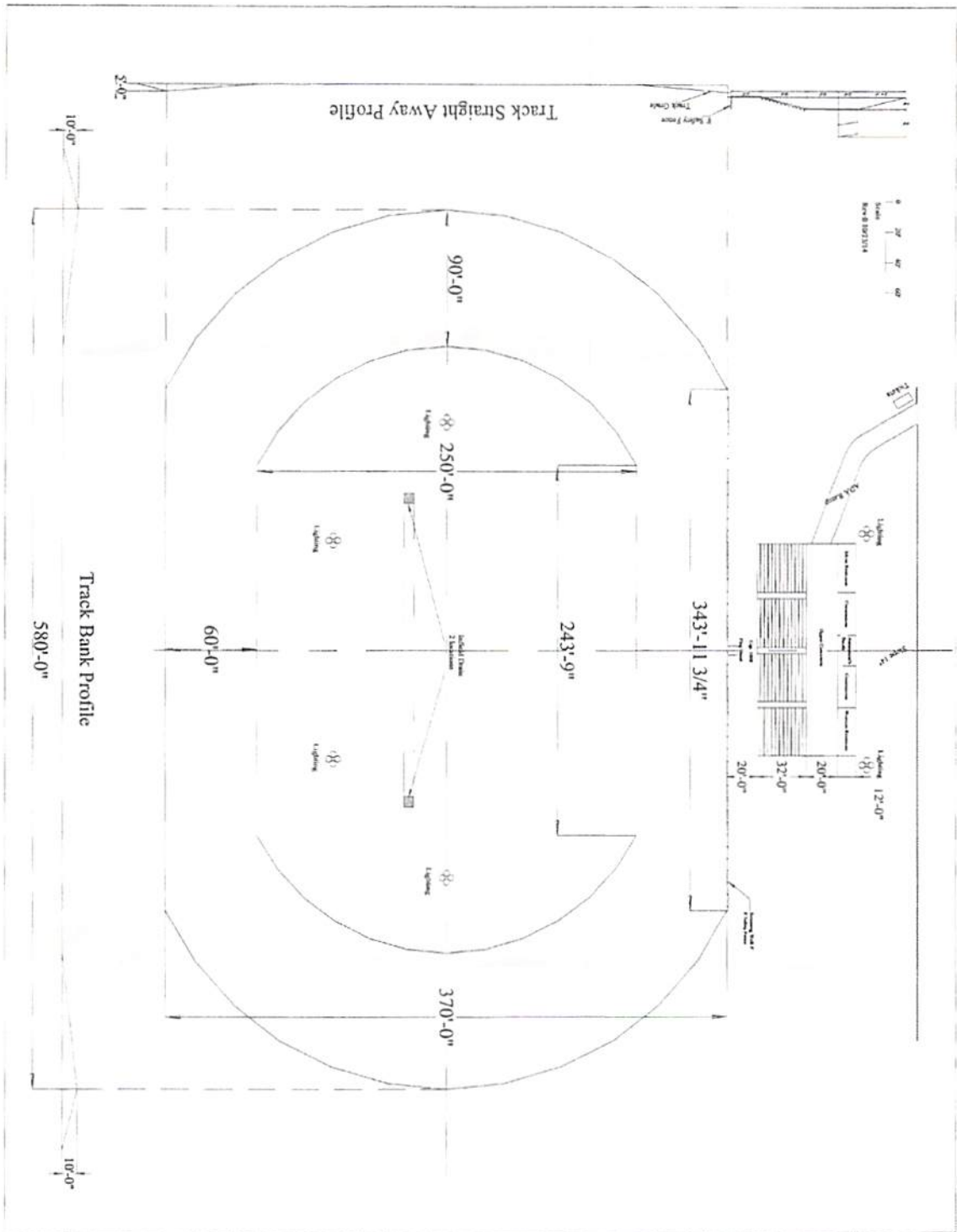
Valerie K. Grimes
Notary Public Printed

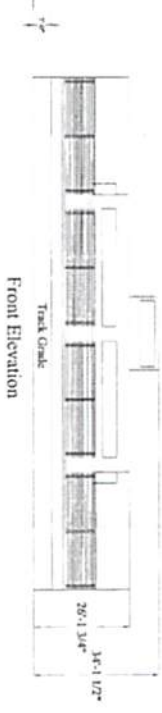
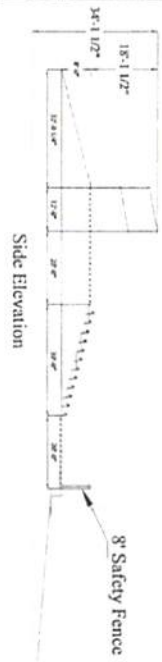
EXHIBIT "A"

The attached site plan drawings have been reduced for filing purposes. The larger original site plan drawings may be viewed at the City Clerk's Office currently located at 309 North 5th Street, Norfolk, Nebraska.



Google earth





0 10' 20' 30'
 Scale
 Rev. 01022014

Top View

