# Agenda Packet

## NORFOLK PLANNING COMMISSION

Tuesday, April 5, 2022
7:30 a.m.

Created 3/31/2022 2:35 PM

City of Norfolk NEBRASKA
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309 N 5th St
Norfolk, NE 68701
P402-844-2280 F402-844-2028
www.norfolkne.gov

**NOTICE OF MEETING**
**CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the Norfolk Planning Commission of the City of Norfolk, Nebraska, will be held at 7:30 a.m. on Tuesday, April 5, 2022, in the Council Chambers, 309 N. 5th Street, which meeting will be open to the public.

An agenda for such meeting, kept continually current, is available at the City of Norfolk Administration Building, located at 309 N 5th Street, Norfolk, Nebraska during normal business hours.

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# AGENDA

## NORFOLK PLANNING COMMISSION

April 05, 2022

## CALL TO ORDER

1. 7:30 a.m. Call meeting to order.
2. Inform the public about the location of the Open Meetings Act posted in the Council Chambers and accessible to members of the public
3. Roll call.

## CURRENT BUSINESS

4. Approval of full agenda. **Motion**
5. Consideration of approval of the minutes of the March 22, 2022 Planning Commission meeting. **Motion**

## PLATS/SUBDIVISIONS

6. Consideration of recommendation of the preliminary plat of Block One River Addition. **Motion**

## OTHER BUSINESS

7. Open topics on any concerns the Commission has towards current and future planning for the City. No action can be taken on matters discussed.

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**PLANNING COMMISSION MEETING**

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 22nd day of March, 2022, beginning at 7:30 a.m.

The Planning Commission Chair, Dan Spray, called the meeting to order and informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

Roll call found the following Commission Members present: Dan Spray, Kyle Deets, Melissa Figueroa, Brandon Franklin, Dirk Waite, Martin Griffith, Jacob Thone. Absent: Mary Hammond and Matt Gilmore.

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; and Katelyn Palmer.

Notice of the meeting was given in advance by publication in the Norfolk Daily News, and notice of the meeting was given to all members of the Commission prior to the meeting.

Chair Dan Spray presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

**Current Business**

Commissioner Waite moved, seconded by Commissioner Griffith to approve the full agenda.

Roll Call: Commission Members: Ayes: Spray, Deets, Figueroa, Franklin, Waite, Griffith, Thone. Nays: None. Absent: Hammond, and Gilmore. Motion carried (7-0).

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Commissioner Deets moved, seconded by Commissioner Figueroa to approve the March 8, 2022 meeting minutes.

Roll Call: Commission Members: Ayes: Spray, Deets, Figueroa, Franklin, Waite, Griffith, Thone. Nays: None. Absent: Hammond, and Gilmore. Motion carried (7-0).

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Resolution No. 2022PC-3
Conditional Use Permit – Storage & warehousing of non-hazardous materials
SW of the intersection of Madison Avenue & 6th Street – Orphan Grain Train, Inc. & Tommark Properties, LLC

Chair Spray gave a brief overview of the discussion from the prior Planning Commission meeting and asked City Engineer Rames if he had any updates on the plan to close Phillip Avenue and re-open Park Avenue. Rames indicated that he had not yet received comments back from the Department of Transportation but he had had a meeting with the Railroad.

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Chair Spray indicated that two versions of the permit were in front of Commissions with one addressing who would cover the cost of closing Phillip and re-opening Park, and one that did not include language about the closure. City Engineer Rames encouraged Commissioners to have language in the permit for the closure if the DOT and Railroad approve the plan.

Commissioners agreed to amend the condition to read: "Should the NDOT and Railroad permit the closure of W. Phillip Ave. and the reopening of W. Park Ave. at the railroad tracks/S 7th St., the applicant shall be responsible for 80% of the expense of construction and engineering costs.

Chair Spray read into record the terms of the Conditional Use Permit with the amended condition.

Commissioner Waite moved, seconded by Commissioner Deets to approve Resolution No. 2022PC-3 for a Conditional Use Permit for storage and warehousing of non-hazardous materials on properties generally located southwest of the intersection of Madison Avenue & 6th Street.

Roll Call: Commission Members: Ayes: Spray, Deets, Figueroa, Franklin, Waite, Griffith, Thone. Nays: None. Absent: Hammond, and Gilmore. Motion carried (7-0).

**Other Business**

City Planner Valerie Grimes presented the February 2022 Building Permit Report.

There was no other discussion and Chair Spray declared the meeting adjourned at 7:47 a.m.

_____
Elizabeth Lienemann, Norfolk Planning Commission Secretary

_____
Dan Spray, Norfolk Planning Commission Chair

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| For Office Use Only | Date Rec'd 2/8/22<br>Fee $_____<br>Rec'd by EY |
|---|---|

## SUBDIVISION APPLICATION

**Name of Subdivision:** Block One River Addition to the City of Norfolk, Madison County, Nebraska

☑ Preliminary ☐ Final

**Applicant:** Dan & Connie Geary — 311 W Norfolk Ave., Ste. 200, Norfolk
Name — Address
402-649-8465 (Connie)
Phone — Email

*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** (other than Applicant) Connie Geary — 311 W Norfolk Ave., Ste. 200, Norfolk
Name — Address
402-649-8465
Phone — Email

**Current Zoning:** ~~R-1~~ I-1

**General Location/Address:** North of Braasch Ave. & East of 3rd St., Norfolk

**Legal Description:** See Attached sheet

**Property Area, Square Feet and/or Acres:** 195,813 sq.ft.

Signature of Owner — OR — Authorized Agent

Dan or Connie Geary

Printed Name of Owner — Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5th Street; Norfolk, NE 68701 Rev. 1-2018

# PRELIMINARY PLAT

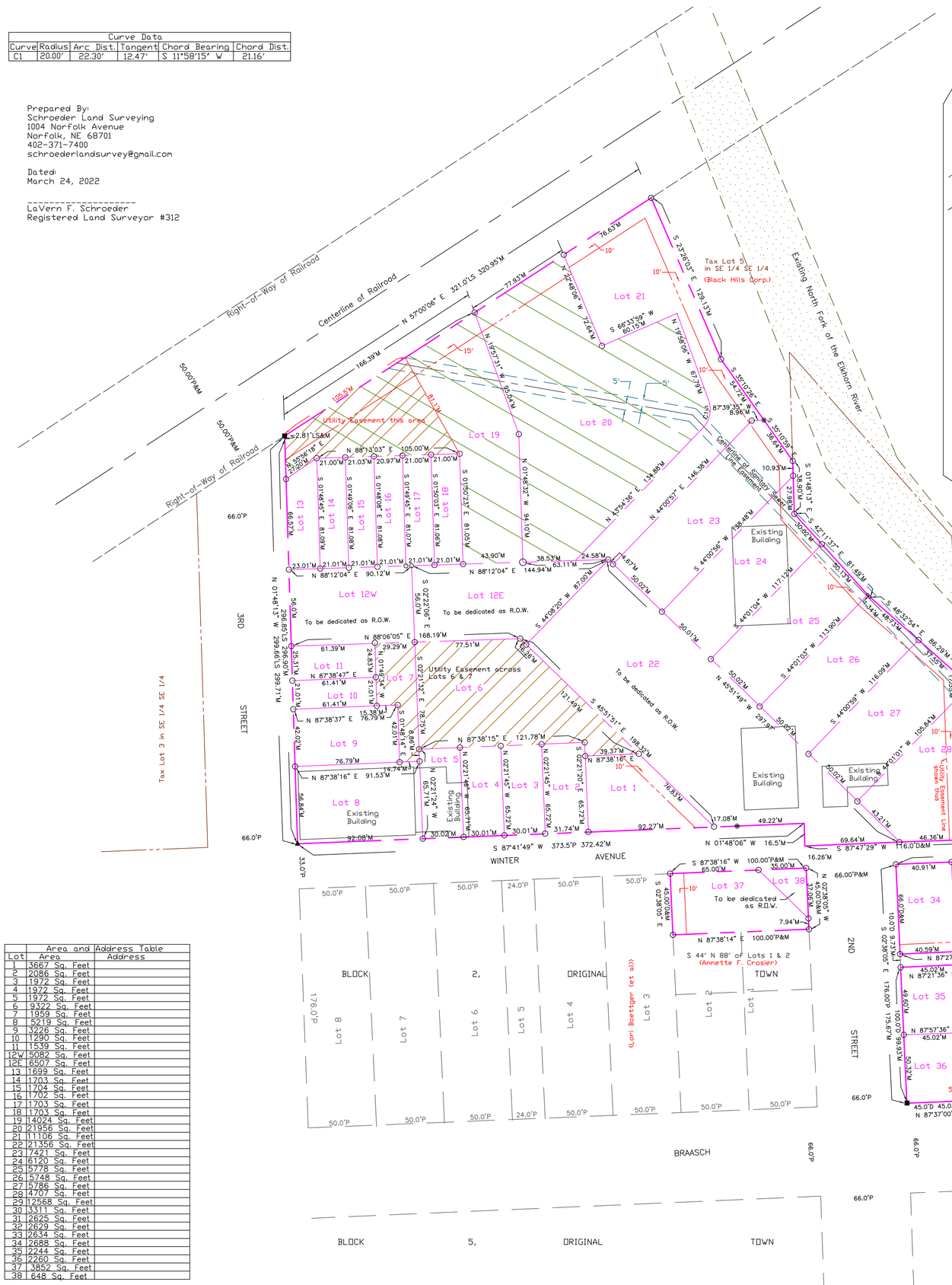
## BLOCK ONE RIVER ADDITION
to the City of Norfolk, Madison County, Nebraska

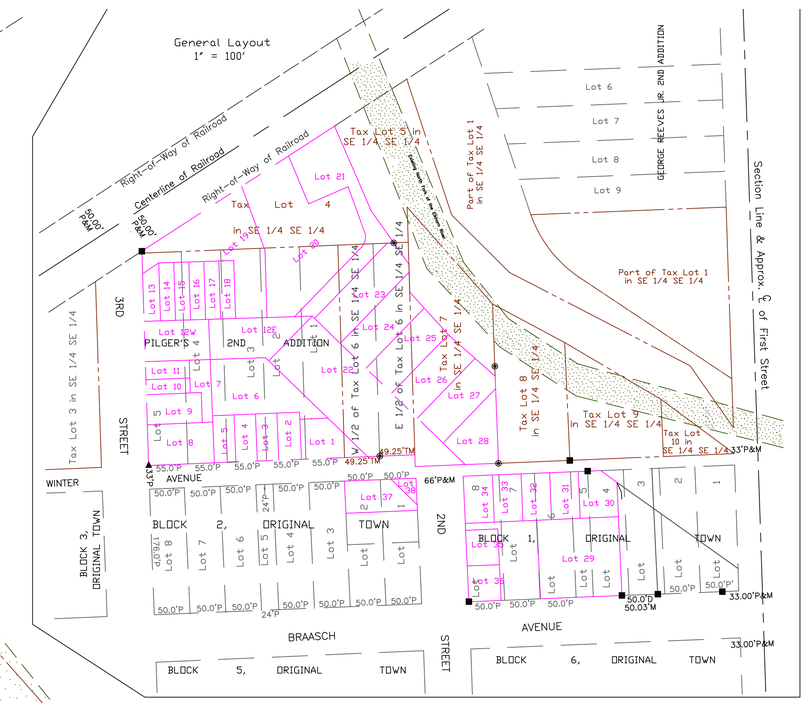
| Curve Data | | | | | |
|---|---|---|---|---|---|
| Curve | Radius | Arc Dist. | Tangent | Chord Bearing | Chord Dist. |
| C1 | 20.00' | 22.30' | 12.47' | S 11°58'15" W | 21.16' |


Prepared By:
Schroeder Land Surveying
1004 Norfolk Avenue
Norfolk, NE 68701
402-371-7400
schroederlandsurvey@gmail.com


Dated:
March 24, 2022

_____
LaVern F. Schroeder
Registered Land Surveyor #312




Proj. No.
2022-48

Legend
- ■ Pipe Found
- ▲ P.K. Nail Found
- ◆ Drill Hole Found
- ◉ Pin Found
- ○ Pin Set
- P Platted Dist.
- D Deed Dist.
- LS LaVern F. Schroeder's Previous Dist.
- M Measured Dist.
- Section Line
- Property Line
- Lot Line
- Parcel Line
- Tax Lot Line
- Building Line
- Sanitary Sewer Line - Centerline
- Sanitary Sewer Line - Easement
- Utility Easement Line - New
- Utility Easement over Lots 6, 7 & pt. 19 as shown
- Parking & Sidewalk Easement over Lots 19 & 20 as shown

0 40 80

Existing Legal Descriptions:
Commencing at the Southwest corner of Lot 4, Block 1, Original Town of Norfolk, Madison County, Nebraska, extending thence North 176 feet to the North line of said Lot 1; thence East 18 feet; thence South 51 degrees 20 minutes East along the South side of the dike along the North Fork River, a distance of 28.18 feet; thence South 158.51 feet; and thence West 40 feet to the place of beginning; also Lots 5 & 6, Block 1, Original Town of Norfolk, Madison County, Nebraska.

The South 100 feet of the West 45 feet of Lot 8, Block 1, Original Town of Norfolk, Madison County, Nebraska.

The North 44 feet of Lots 1 and 2, Block 2, Original Town of Norfolk, Madison County, Nebraska.

East Half (E ½) of Tax Lot Six (6) in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Twenty-two (22), Township Twenty-four (24) North, Range One (1), West of the 6th P.M. in Madison County, Nebraska, and
A tract of land in Tax Lot Seven (7) in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Twenty-two (22), Township Twenty-four (24) North, Range One (1), West of the 6th P.M. in Madison County, Nebraska more particularly described as follows: Commencing at a point 16 feet north and 116 feet west of the Northeast corner of Lot Eight (8), Block One (1) Original Town of Norfolk, being the place of beginning, thence North 22 rods to the center of the creek known as the North Fork of the Elkhorn River, running thence easterly down the center of said creek to a point 14 feet east of the North South 22 rod line; thence due south to a point 14 feet west of the point of beginning; thence West to the point of beginning.

The North 66 feet of Lots 7 and 8, Block 1, Original Town of Norfolk, Madison County, Nebraska.

Tax Lot 7, in the Southeast Quarter of the Southeast Quarter of Section 22, Township 24 North, Range 1 West of the 6th P.M., in the City of Norfolk, Madison County, Nebraska, more particularly described as follows: Commencing 16 feet North of the Northeast corner of Lot 8, Block 1, Original Town of Norfolk; running thence West 116 feet; thence North 22 rods to the center of the creek known as the North Fork of the Elkhorn River, running thence down the center of said creek to a point due North of the starting point; thence due South 13 1/2 rods to the place of beginning, WITH THE EXCEPTION OF a tract of land in Tax Lot 7, more particularly described as follows: Commencing at a point 16 feet north and 116 feet west of the Northeast corner of Lot 8, Block 1, Original Town of Norfolk, being the place of beginning, thence North 22 rods to the center of the creek known as the North Fork of the Elkhorn River, running thence easterly down the center of said creek to a point 14 feet east of the North South 22 rod line; thence due south to a point 14 feet west of the point of beginning; thence West to the point of beginning.
Lots 1, 2, 3, 4 and 5, Pilger's Second Addition to Norfolk, Madison County, Nebraska.

Tax Lot 4 in the SE ¼ SE ¼ of Section 22, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska.

West Half of Tax Lot 6 in the SE ¼ SE ¼ of Section 22, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska.

Legal Description of land to be transferred to the City:
That part of Tax Lot 7 in the Southeast ¼ of the Southeast ¼ of Section 22, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska lying to the North of the following described line:
Commencing at the Southeast corner of said Tax Lot 7; thence N 02°08'41" W, on the East line of said Tax Lot 7, a distance of 121.99' feet to the point of beginning; thence N 48°32'54" W a distance of 86.29 feet; thence N 42°11'37" W a distance of 81.49 feet to a point on the West line of said Tax Lot 7 and the point of ending.

| Area and Address Table | | |
|---|---|---|
| Lot | Area | Address |
| 1 | 3667 Sq. Feet | |
| 2 | 2086 Sq. Feet | |
| 3 | 1972 Sq. Feet | |
| 4 | 1972 Sq. Feet | |
| 5 | 1972 Sq. Feet | |
| 6 | 9322 Sq. Feet | |
| 7 | 1959 Sq. Feet | |
| 8 | 5219 Sq. Feet | |
| 9 | 3226 Sq. Feet | |
| 10 | 1290 Sq. Feet | |
| 11 | 1539 Sq. Feet | |
| 12W | 5082 Sq. Feet | |
| 12E | 6507 Sq. Feet | |
| 13 | 1699 Sq. Feet | |
| 14 | 1703 Sq. Feet | |
| 15 | 1704 Sq. Feet | |
| 16 | 1702 Sq. Feet | |
| 17 | 1703 Sq. Feet | |
| 18 | 1703 Sq. Feet | |
| 19 | 14024 Sq. Feet | |
| 20 | 21956 Sq. Feet | |
| 21 | 11106 Sq. Feet | |
| 22 | 21356 Sq. Feet | |
| 23 | 7421 Sq. Feet | |
| 24 | 6120 Sq. Feet | |
| 25 | 5778 Sq. Feet | |
| 26 | 5748 Sq. Feet | |
| 27 | 5786 Sq. Feet | |
| 28 | 4707 Sq. Feet | |
| 29 | 12568 Sq. Feet | |
| 30 | 3311 Sq. Feet | |
| 31 | 2625 Sq. Feet | |
| 32 | 2629 Sq. Feet | |
| 33 | 2634 Sq. Feet | |
| 34 | 2688 Sq. Feet | |
| 35 | 2244 Sq. Feet | |
| 36 | 2260 Sq. Feet | |
| 37 | 3852 Sq. Feet | |
| 38 | 648 Sq. Feet | |

East 1/4 Corner
Found pipe in centerline of 1st Street
51.86' NW to PK Nail found
30.17' W-NW to PK Nail found
32.58' NE to PK Nail found
69.29' NE to PK Nail found

Southeast Corner
Section 22, Twp. 24 N, Rge. 1 W
Found Drill Hole as set by me on my previous survey
51.63' NW to drill hole in sidewalk
50.98' W-NW to drill hole in centerline of curb
63.86' SW to drill hole in sidewalk
83.40' SE to drill hole in sidewalk

Notes:
1) Bearings are based on Grid North (US/NAD83/NE Datum) based on direct observation using G.P.S. equipment on the HPRTK Network.
2) Distances shown on the Plat are Horizontal Ground Distances.
3) A five (5) foot sidewalk shall be constructed by the owner on the street side or sides of each lot in the addition abutting on a platted street as provided for by Ordinance No. 5617 of the City of Norfolk passed and approved on June 3, 2019.
4) The lots involved in Phase 1A are: 7-11, 12W, 13-19.