Agenda Packet

NORFOLK PLANNING COMMISSION

Wednesday, June 22, 2022
7:30 a.m.

Created 6/17/2022 10:05 AM

City of Norfolk NEBRASKA
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309 N 5th St
Norfolk, NE 68701
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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 Wednesday, June 22, 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

June 22, 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 June 7, 2022 Planning Commission meeting. **Motion**
6. Consideration of Resolution No. 2022PC-6 approving a Conditional Use Permit for a watchman or caretaker of a facility operating as a permitted use in the existing district on property located at 1406 Channel Rd. **Resolution 2022PC-6**
7. Consideration of Resolution No. 2022PC-7 approving a Conditional Use Permit for a restaurant (drive-in and drive-through) on property generally located northwest of the intersection at W. Madison Avenue and S. 3rd Street. **Resolution 2022PC-7**

OTHER BUSINESS

8. May 2022 Building Permit Report.
9. 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 7th day of June, 2022, beginning at 7:30 a.m.

Roll call found the following Commission Members present: Dan Spray, Kyle Deets, Dirk Waite, Brandon Franklin, Jacob Thone, and Cody Ronnfeldt. Absent: Kaycee Kube and Martin Griffith.

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Anna Allen, Assistant City Engineer; Randy Gates, Finance Officer; Melissa Figueroa, Economic Development Assistant; and Katelyn Palmer.

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

Chair 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.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Chair and all members of the Commission and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was opened to the public.

Current Business

Chair Spray noted that the applicant requested removal of item #6 listed on the agenda.

Commissioner Waite moved, seconded by Commissioner Deets to approve the amended agenda removing item #6 as requested by the applicant.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

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Commissioner Thone moved, seconded by Commissioner Waite to approve the May 17, 2022 meeting minutes.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

Public Hearings

Public Hearing
Preliminary Planned Development
Phase 7 of the Legacy Bend Subdivision – Innate Development, LLC

Chair Spray opened the public hearing at 7:31 a.m. to consider a Preliminary Planned Development on property generally located immediately northwest of Legacy Bend 6th Addition.

Mark Otto, representing Innate Development, explained that the request is similar to what has been presented before and is an extension of apartments along the levy consisting of three apartment buildings and two townhomes (68 units all together).

Planner Grimes noted that this is a preliminary Planned Development (P.D.) and explained that there will be a slight change from the preliminary to final Planned Development, adding a flag lot, to align with the plat. She also noted that the setback variance is the same as what was approved in the P.D. previously.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:33 a.m.

Commissioner Waite moved, seconded by Commissioner Ronnfeldt to recommend approval of a Preliminary Planned Development on property generally located immediately northwest of Legacy Bend 6th Addition.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

Public Hearing
Amendment to the Redevelopment Plan for the Legacy Bend Redevelopment Area of the City of Norfolk, Nebraska (Phase IV of Legacy Bend Redevelopment Project)

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Chair Spray opened the public hearing at 7:35 a.m. to consider the "Amendment to the Redevelopment Plan for the Legacy Bend Redevelopment Area of the City of Norfolk, Nebraska (Phase IV of Legacy Bend Redevelopment Project)".

Randy Gates, Finance Officer, explained that the Redevelopment Plan involves the same area as the P.D. One difference between the two is a future detention cell that is included in the Redevelopment Plan. This Redevelopment Plan is a continuation of the original plan with work being done in multiple phases (amendments). The Phase IV Amendment involves the continuation of multifamily & townhomes (approximately 68 units).

No one spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:37 a.m.

Commissioner Waite moved, seconded by Commissioner Deets to recommend approval of the amendment to the Redevelopment Plan for the Legacy Bend Redevelopment Area of the City of Norfolk, Nebraska (Phase IV of Legacy Bend Redevelopment Project)".

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

Public Hearing
Zoning Change – A, R-R, & R-1 to R-2
¼ mile east of N. 37th Street and south of W. Eisenhower Avenue
WhiteCliff Development, Inc. and Wyndham Hills of Norfolk, LLC

Chair Spray opened the public hearing at 7:38 a.m. to consider a zoning change from R-1 (Single Family Residential District), R-R (Rural Residential District) and A (Agricultural District) to R-2 (One and Two Family Residential District) on property located approximately 1/4 mile east of N. 37th Street and south of W. Eisenhower Avenue.

Nick Hoffman, McLaury Engineering – representing the applicant, explained that the area is to the northwest of the existing Wyndham Hills development and that the applicant is wanting to develop townhouses. He also noted that there is a natural drainage way that goes through the bottom of the property. The applicant is exploring possibly not connecting the road leaving multifamily to the north of the drainage way and single family to the south.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:42 a.m.

Commissioner Deets moved, seconded by Commissioner Ronnfeldt to recommend approval of a zoning change from R-1 (Single Family Residential District), R-R (Rural Residential District) and A

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(Agricultural District) to R-2 (One and Two Family Residential District) on property located approximately 1/4 mile east of N. 37th Street and south of W. Eisenhower Avenue.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

Public Hearing
Conditional Use Permit – Watchman/caretaker of a facility
1406 Channel Road, Jasperson Racing

Chair Spray opened the public hearing at 7:43 a.m. to consider a Conditional Use Permit for a watchman or caretaker of a facility operating as a permitted use in the existing district on property located at 1406 Channel Rd.

Kaleb Jasperson (204 S. Pleasant St.), applicant, explained that he and his wife are purchasing the property (1406 Channel Rd) that is zoned I-1 and are applying for a Conditional Use Permit (CUP) as a watchman under Jasperson Racing for motor vehicle repair services (including racing equipment, cars, trailers, engine work & body work); storage for semi, trailers and classic cars; as well as personal welding work.

Brooke Jasperson (204 S. Pleasant St.), applicant, noted that they are requesting the permit to be perpetual for their mortgage.

Dan Geary (1707 N. 13th St), stated that he owns a lot of property around 1406 Channel Road and that the proposed use [by the Jaspersons] is a good fit for the neighborhood.

Chair Spray asked Geary if there is an easement to get onto the property [1406 Channel Road]. Geary confirmed that there is an easement through his property to 1406 Channel Rd.

Matt Gilmore (1406 Channel Road) is the current owner of the property. He explained that he purchased the property 12 years ago under a CUP and it was able to be perpetual, which was a benefit to his family.

Cindy Vatanasombat (900 Werner Dr) expressed concerns about an increase in noise on the property.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:51 a.m.

Commissioners discussed applying the following conditions to the permit:

- Perpetual use

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- Orderly and well-groomed maintenance of the property
- No inoperable vehicles
- Granted to the company

Commissioner Waite moved, seconded by Commissioner Thone to have City staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

Public Hearing
Conditional Use Permit – Drive-thru restaurant
Northwest of the intersection at W. Madison Avenue and S. 3rd Street, Conover Properties, LLC

Chair Spray opened the public hearing at 7:53 a.m. to consider a Conditional Use Permit for a restaurant (drive-in and drive-through) on property generally located northwest of the intersection at W. Madison Avenue and S. 3rd Street.

Russ Wilcox (1627 Blackberry), representing the applicant, explained that he is the realtor working with the applicant [Ben Conover] on the leasing of the property. The request is for the former cinema theatre and the applicant is asking for a drive-thru on the southeast corner of the building.

Chair Spray asked where the entrance and exit will be for the drive-thru. Christina Meyer explained that the entrance is on Madison Avenue and the exit is on 3rd Street.

Christina Meyer (2424 Deerfield, Fremont) explained that she will be the tenant renting space for her business. She noted that the line on the property can hold about six cars and that her business does not sell food. They use four blenders to create their drink product which take approximately 1 minute and 26 seconds to blend. She noted that staff can also go outside to cars to take orders to help with the line.

Commissioner Thone asked about parking for customers. Meyer responded that they will be utilizing public parking and there would be no parking on the property.

Commissioner Deets asked if the business was primarily a drive-thru operation. Meyer explained that 85-90% of the business is drive-thru and there is no dine-in. The goal is to eventually include outdoor seating.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:59 a.m.

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Chair Spray read an email provided by Police Chief Don Miller addressed traffic stacking concerns near the property.

Commissioners discussed applying the following conditions to the permit:

- Attach site plan showing the green space
- Work with City staff on traffic stacking on Madison Ave
- Perpetual use – runs with the property

Planner Grimes noted that it would be difficult to address issues related to the drive-thru, and pull back the CUP, if there aren't conditions tied to the CUP and if the timeframe for use is perpetual.

Commissioner Ronnfeldt moved, seconded by Commissioner Waite to have City staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

Public Hearing
Zoning Change – R-1 to R-2
West of S. Victory Road and north of E. Omaha Avenue - Wisner West, Inc.

Chair Spray opened the public hearing at 8:07 a.m. to consider a zoning change from R-1 (Single Family Residential District) to R-2 (One and Two Family Residential District) on property generally located west of S. Victory Road and north of E. Omaha Avenue.

Roger Nadrchal, CEO of NeighborWorks Northeast Nebraska, explained that the site is currently zoned R-1 and the development team is requesting a zone change to R-2 to accommodate duplexes. The plan is for 25 buildings consisting of 50 units. They applied for a tax credit for duplexes for rental for low-moderate income families. Twenty of the units will be income restricted and the other 30 will be market rate. The City Council approved the Redevelopment Plan for the project the night prior.

Commissioner Waite asked if there would be options to rent-to-own. Nadrchal stated that they were not looking at that option at this time.

Cindy Vatanasombat (900 Werner Dr) explained that she owns a lot next to the property. She expressed concerns about the development. Nadrchal explained that the units will be managed by a property management company and that because it will be a tax-credit investment there will be strict requirements. Vatanasombat asked if there would be a plot of the layout of the buildings. Nadrchal showed Vatanasombat and the Commissioners the site plan that was part of the Redevelopment Plan for the property.

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Vatanasombat asked if Werner Drive could be kept closed. City Engineer Rames stated that it could not be kept closed.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 8:16 a.m.

Commissioner Waite moved, seconded by Commissioner Franklin to recommend approval of a zoning change from R-1 (Single Family Residential District) to R-2 (One and Two Family Residential District) on property generally located west of S. Victory Road and north of E. Omaha Avenue.

Roll Call: Commission Members: Ayes: Spray, Deets, Waite, Franklin, Thone, and Ronnfeldt. Nays: None. Absent: Kube and Griffith. Motion carried (6-0).

Other Business

There was no other discussion and Chair Spray declared the meeting adjourned at 8:17 a.m.

Elizabeth Lienemann

Elizabeth Lienemann, Norfolk Planning Commission Secretary

_____

Dan Spray, Norfolk Planning Commission Chair

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2022PC-6

WHEREAS, Jasperson Racing, a sole proprietorship, hereinafter referred to as "APPLICANT", have filed an application for a Conditional Use Permit seeking a permit for a watchman or caretaker of a facility on property addressed as 1406 Channel Road which is legally described as follows:

A tract of land lying wholly in the NE1/4 of the SW1/4 and the SE1/4 of the NW1/4 of Section 36, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska and more particularly described as follows:

Beginning at the C 1/4 Corner of said Section 36; thence proceeding north, along the North/South 1/4 Section line in said Section 36, on an assumed bearing of N00°01'15"W, 1137.84 ft.; thence S90°00'00"W, 222.26 ft.; thence S01°46'59"W, 30.00 ft.; thence S90°00'00"W, 63.63 ft.; thence S53°36'38"W, 785.50 ft. to a point on the northerly bank of the North Fork of the Elkhorn River where a witness pipe was set; thence continuing S53°36'38"W, 73 ft., more or less to the centerline of the North Fork of the Elkhorn River; thence southeasterly along said centerline to a point on the East/West 1/4 Section line in said Section 36; thence N89°25'36"E, along said quarter section line, 85 ft., more or less, to a point on the northerly bank of the North Fork of the Elkhorn River, said point being 405.98 ft. West of the C 1/4 corner of said Section 36; thence S32°01'34"E, along said northerly bank, 453.19 ft.; thence S25°44'56"E, along said northerly bank, 379.15 ft. to a point on the North/South ¼ Section Line in said Section 36; thence N00°04'21"E, along said North/South ¼ Section Line 729.78 ft. to the point of beginning; and

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

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on June 7, 2022 receiving input and data from the APPLICANT and the general public concerning the 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 Jasperson Racing, a sole proprietorship, is hereby granted a Conditional Use Permit for a watchman or caretaker of a facility operating as a permitted use in the existing district on property subject to the following terms and conditions:

1. The residence shall be occupied by the APPLICANT owner or an employee of the APPLICANT;
2. APPLICANT shall maintain the storage of motor vehicles, trailers and any other outdoor storage in an orderly and well-groomed manner;
3. There shall be no inoperable vehicles, as defined in Sec. 27-2, stored on the site;
4. Pursuant to the Norfolk City Code, the Conditional Use Permit shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
5. 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;
6. 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;
7. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 22nd day of June, 2022.

ATTEST:

_____
Dirk Waite
Planning Commission Vice-Chair

_____
Elizabeth Lienemann
Planning Commission Secretary

Approved as to form: _____
Danielle Myers-Noelle
City Attorney

The foregoing instrument was acknowledged before me this ____ day of _____, 2022 by Dirk Waite, Planning Commission Vice-Chair and Elizabeth Lienemann, Planning Commission Secretary of the City of Norfolk.

_____
Notary Public Signature

_____
Notary Public Printed

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2022PC-7

WHEREAS, Conover Properties, LLC, a Nebraska Limited Liability Company, hereinafter referred to as "APPLICANT", have filed an application for a Conditional Use Permit seeking a permit for a restaurant, drive-in and drive-through on property generally located northwest of the intersection at W. Madison Avenue and S. 3rd Street which is legally described as follows:

Tract 1
That part of Lots 14, 15 and 16, in Block 3 in Mathewson's Addition to the City of Norfolk, as surveyed, platted and recorded, bounded and described as follows, to-wit: Beginning at a point on the East line of said Lot 16, 39 feet and 6 inches North of the Southeast Corner of said Lot 16 at the Southeast Corner of the Theatre building situated upon the parcel hereby conveyed; running thence West 150 feet 2 1/2 inches more or less, mainly along the South line of said Theatre building, to a point on the West line of said Lot 14, which is 41 feet 6 1/4 inches North of the Southwest Corner of said Lot 14; thence North along said West line of said Lot 14, 97 feet 9 1/2 inches to a point 10 feet West of the Northwest Corner of said Theatre building; thence East 28.7 feet mainly along the North line of said Theatre building to a turn in the wall of said Theatre building; thence North 3 feet and 6 inches along the line of said Theatre building to a turn in said wall, thence East 11.3 feet along the line of said Theatre building to a turn in said wall; thence South 3 feet 6 inches along the line of said Theatre building to a turn in said wall; thence East 15 feet and 6 inches to the center line of the wall between said Theatre building and the cement block building there adjoining on the East; thence South 10 feet and 3 inches along said center line of said wall to the center line of the wall between the said cement block building and the one story brick building there adjoining on the South; thence West 5 feet and 4 inches along said center line of said wall to the center line of wall between said Theatre building and said one story brick building there adjoining on the East; thence South 26 feet along said center line of said wall to the center line of the wall between said Theatre building and said one story brick building there adjoining on the North; thence East 99 feet and 6 inches along said center line of said wall to a point in the East line of said Lot 16, which is 101 feet North of the Southeast corner of said Lot 16; thence South along said lot line 61 feet and 6 inches to the place of beginning;

EXCEPT a tract described as follows: Part of Lots 14 and 15, in Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska, described

as follows: Beginning at a point 47 feet South and 94 feet 2 inches West of the Northeast corner of Lot 16, Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska; said point being on the center line of the wall between the Theatre building on the parcel herein described and the cement block building there adjoining on the East; thence North 8 feet 3 inches along said center line of said wall, to a point where the North line, extended, of said theatre building intersects the said center line of said wall between said cement block building and said theatre building; thence West 15 feet and 6 inches, along said North line of said theatre building, to a turn in the wall of said theatre building, thence North 3 feet 6 inches along the line of said theatre building to a turn in the wall of said theatre building; thence West 11.3 feet along the line of said theatre building to a turn in the wall of said theatre building; thence South 3 feet 6 inches along the line of said theatre building to a turn in the wall of said theatre building; thence West 28.7 feet, mainly along the North line of said theatre building; to a point in the West line of said Lot 14, 36 feet 8 1/4 inches South of the Northwest corner of said Lot 14, thence South along the West line of said Lot 14, approximately 99 feet to a point 41 feet 6 1/4 inches North of Southwest corner of said Lot 14; thence East 10 feet, thence North approximately 87 feet to a point 47 feet South and 10 feet East of the Northwest corner of said Lot 14, thence East 45 feet 10 inches to the point of beginning.

Tract II
That part of Lots 15 and 16, Block 3 in Mathewson's Addition to the City of Norfolk, Madison County, Nebraska, described as follows: Beginning at a point 75 feet South of the Northeast corner of said Lot 16, said point being the center line of the wall between the one story brick building on the parcel herein described and the theatre building there adjoining on the South; thence West 99 feet 6 inches, along the said center line of said wall, to the center line of the wall between said one story brick building and the theatre building adjoining on the West, thence North 26 feet, along the center line of said wall to the center line of the wall between said one story brick building and the said theatre building there adjoining on the North; thence East 5 feet 4 inches along said center line of said wall to the center line of the wall between the cement block building on the parcel herein described and the theatre building there adjoining on the West; thence North 2 feet along the center line of said wall to a point 47 feet South of the North line of said Lot 15, thence East 94 feet 2 inches to the East line of said Lot 16; thence South 28 feet to the point of beginning.

Tract III
That part of Lots 14, 15 and 16, Block 3, Mathewson's Addition to the City of Norfolk, Madison County, Nebraska, as surveyed, platted and recorded, bounded and described as follows, to-wit: Beginning at the Southeast corner of said Lot 16, and running thence North along the East line of said Lot 16, 39 feet and 6 inches (39'6") to the Southeast corner of the brick theatre building situated on the parcel adjoining on the North of the parcel hereby conveyed; thence West 150 feet and 2 ½ inches (150' 2 ½"), mainly along the South wall of said theatre building, to a point on the West line of said Lot 14, 41 feet and 6 ¼ inches (41' 6¼") North of the Southwest corner of said Lot 14; thence South along the West line of said Lot 14, 41 feet and 6 ¼ inches (41' 6 ¼") to the Southwest corner of Lot 14; thence East 150 feet to the place of beginning; LESS that part of Lot 14 described as follows: Beginning at the Southwest corner of said Lot 14; thence East, on lot line 9.5 feet; thence North, parallel to the West line of Lot 14, 41.39 feet; thence Westerly 9.5 feet to a point on the West line of said Lot 14, said point being 41.52 feet North of the Southwest corner of said Lot 14; thence South 41.52 feet to the point of beginning; and

WHEREAS, the property described above is presently included in Zoning District C-2,

Central Business District; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on June 7, 2022 receiving input and data from the APPLICANT and the general public concerning the 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 Conover Properties, LLC, a Nebraska Limited Liability Company, is hereby granted a Conditional Use Permit for a restaurant, drive-in and drive-through on property subject to the following terms and conditions:

1. The attached site plan is hereby approved and shall be complied with;
2. APPLICANT shall work with city staff for a plan to permit vehicle stacking on Madison Avenue;
3. Pursuant to the Norfolk City Code, the Conditional Use Permit shall run with the land;
4. 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;
5. 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;
6. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 22nd day of June, 2022.

ATTEST:

_____
Dirk Waite
Planning Commission Vice-Chair

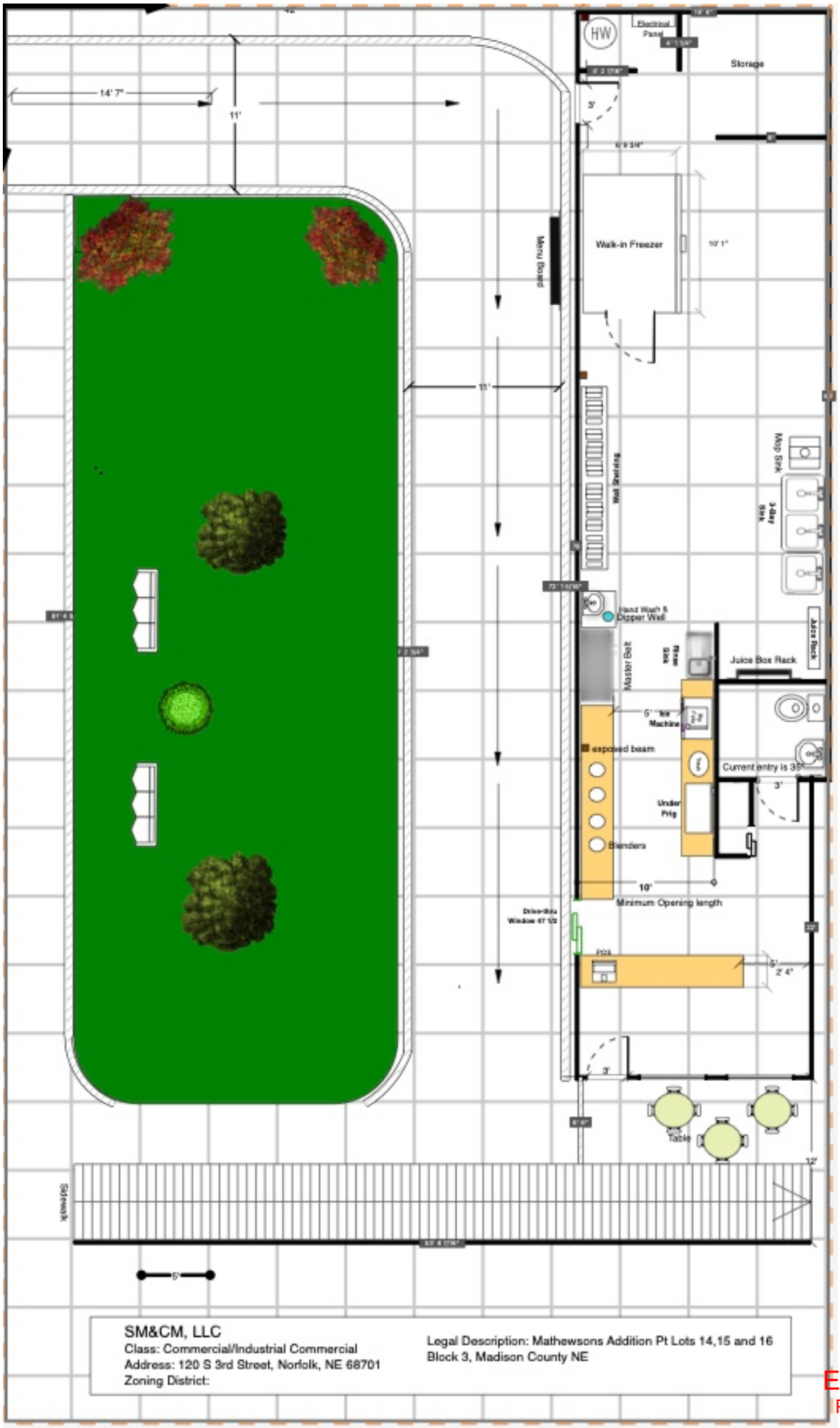
_____
Elizabeth Lienemann
Planning Commission Secretary

Approved as to form: _____
Danielle Myers-Noelle
City Attorney

The foregoing instrument was acknowledged before me this ____ day of _____, 2022 by Dirk Waite, Planning Commission Vice-Chair and Elizabeth Lienemann, Planning Commission Secretary of the City of Norfolk.

_____
Notary Public Signature

_____
Notary Public Printed


HW
Electrical Panel
Storage
14' 7"
11'
Walk-in Freezer
Menu Board
Wall Shelving
Mop Sink
3 Bay Sink
Hand Wash & Dipper Well
Master Bolt
Prep Sink
Juice Box Rack
5' Ice Machine
exposed beam
Current entry is 36"
Under Prig
Blenders
10'
Minimum Opening length
Drive-thru Window 47 1/2
Prep
Table
Sidewalk
SM&CM, LLC
Class: Commercial/Industrial Commercial
Address: 120 S 3rd Street, Norfolk, NE 68701
Zoning District:
Legal Description: Mathewsons Addition Pt Lots 14,15 and 16
Block 3, Madison County NE

Planning and Development
Building Services

CITY OF NORFOLK
Monthly Building Permit Report

Month
May, 2022

Permits Issued	2022 May	2022 April	2021 May	This Fiscal YTD	Last Fiscal YTD	Variation % 2021 vs. 2022
BUILDING						
Number	44	53	66	296	310	-4.5%
Valuation	$11,403,184.00	$7,647,710.00	$4,640,830.00	$51,958,199.07	$29,056,737.17	78.8%
Permit Fee	$16,533.47	$11,118.68	$19,715.82	$88,837.29	$90,474.60	-1.8%
ELECTRICAL						
Number	33	28	43	264	249	6.0%
Permit Fee	$3,469.00	$4,980.00	$4,456.50	$37,941.00	$40,855.50	-7.1%
PLUMBING						
Number	14	19	23	107	159	-32.7%
Permit Fee	$977.10	$1,566.96	$2,357.86	$10,697.39	$28,726.63	-62.8%
MECHANICAL						
Number	13	12	26	121	149	-18.8%
Permit Fee	$2,117.34	$4,808.40	$3,073.52	$24,549.30	$53,541.44	-54.1%
WATER HEATER						
Number	11	7	11	56	88	-36.4%
Permit Fee	$344.00	$224.00	$346.50	$1,791.00	$2,746.50	-34.8%
FIRE ALRM / SPR						
Number	4	3	2	35	24	45.8%
Permit Fee	$561.50	$106.50	$268.00	$4,672.50	$3,142.50	48.7%
WELL / SEPTIC						
Number	4		1	7	7	0.0%
Permit Fee	$100.00		$25.00	$175.00	$175.00	0.0%
FIRE PREVENTION						
Number			4		8	
Permit Fee			$70.00		$350.00	
TOTAL FEES:	**$24,102.41**	**$22,804.54**	**$30,313.20**	**$168,663.48**	**$220,012.17**	**-23.3%**

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					$0.00	$0.00
SFD	35 (35)	31 (31)	2	2	$2,084.14	$1,210,000.00
Duplex		1 (2)			$0.00	$0.00
MFD	2 (40)				$0.00	$0.00
Commercial			1	0	$1,656.00	$437,859.00
Industrial			2	0	$952.00	$312,000.00
Garages			1	0	$32.00	$7,000.00
Move & Demo			3	0	$98.00	$38,000.00
SFDA	12 (12)	2 (2)			$0.00	$0.00
Sign			5	0	$211.50	$27,400.00
Other			7	0	$601.60	$15,950.00
Alterations & Additions						
1 & 2 Family			17	0	$862.03	$173,261.00
Multi-Family					$0.00	$0.00
Commercial			6	0	$10,036.20	$9,181,714.00
Industrial					$0.00	$0.00
Total			**44**	**2**	**$16,533.47**	**$11,403,184.00**

Building Valuation

2022 Fiscal YTD	$51,958,199.07
2021 Fiscal YTD	$29,056,737.17
Contractor Registration	$325.00

Building Official

NOTE: SFD's and SFDA's are to be added together for a total of single family dwelling units and valuation.