

Agenda Packet

NORFOLK PLANNING COMMISSION

Wednesday, July 5, 2023
7:30 a.m.

Created 6/29/2023 2:32 PM

**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, July 5, 2023, 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.

AGENDA
NORFOLK PLANNING COMMISSION
July 05, 2023

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 6, 2023 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

6. Public hearing at the request of PAL Properties, LLC, for a Conditional Use Permit for storage and warehousing of nonhazardous products on property generally located at 1906 W Omaha Ave.
7. Consideration to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for storage and warehousing of nonhazardous products on property generally located at 1906 W Omaha Ave. **Motion**

OTHER BUSINESS

8. May 2023 Building Permit Report
9. Open topics on any concerns the Commission has towards current and future planning for the City.
10. No action can be taken on matters discussed.

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 6th day of June, 2023, beginning at 7:30 a.m.

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

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Anna Allen, Assistant City Engineer; Melissa Figueroa, Business Resource Specialist; Nick Stevenson, Communications Manager; Kylee Soderberg, Administrative Assistant; and Katelyn Palmer, Permits Technician.

Planning Commission Vice-Chair, Dirk Waite presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Vice-Chair Waite 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

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

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

Commissioner Griffith moved, seconded by Commissioner Kube to approve the May 16, 2023 meeting minutes with the correction of Vice-Chair Waite's name in a couple areas within the item for the Carter Complex Preliminary Planned Development.

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

Resolution No. 2023PC-4
Conditional Use Permit – Mining of sand and gravel
2410 N. Airport Road | Matteo Sand and Gravel Company, Inc.

Vice-Chair Waite read into record the terms of the Conditional Use Permit.

Commissioner Ronnfeldt moved, seconded by Commissioner Griffith to approve Resolution No. 2023PC-4 for a Conditional Use Permit for mining of sand and gravel on property addressed as 2410 N. Airport Road.

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

Public Hearings

Public Hearing Amendment of the Official City Code Extraterritorial Jurisdiction Map

Vice-Chair Waite opened the public hearing at 7:38 a.m. to consider an amendment to the ETJ map of the City of Norfolk, Nebraska, as authorized by Section 16-902 R.R.S 2012.

City Planner, Val Grimes, explained that the request goes back to the large annexation that was done about a year to a year and a half ago. The ETJ does not automatically extend with the annexation. It took a little longer to prepare for the ETJ expansion because there wasn't accurate mapping available.

Vice-Chair Waite asked if there were any concerns about the properties being brought into City zoning. Planner Grimes explained the County zoning equivalents and the zoning properties would be brought into.

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

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of an amendment to ETJ map of the City of Norfolk, Nebraska, as authorized by Section 16-902 R.R.S 2012.

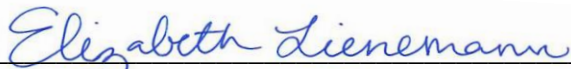
Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Kube, Griffith, and Ronnfeldt. Nays: None. Absent: Spray, Franklin, and Thone. Motion carried (6-0).

Other Business

Commissioner Griffith moved, seconded by Commissioner Bryant to recommend approval of Katelyn Palmer as Planning Commission Secretary pro tem effective June 21, 2023.

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

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:44 a.m.



Elizabeth Lienemann, Norfolk Planning Commission Secretary

Dirk Waite, Norfolk Planning Commission Vice-Chair



progress. right at home.

309 N 5th St
 Norfolk, NE 68701
 P402-844-2280 F402-844-2028
 www.ci.norfolk.ne.us

For Office Use Only	Date Rec'd	4-2-23
	Fee	\$ 325 4-2
	Rec'd by	EJ

CONDITIONAL USE PERMIT APPLICATION

Applicant: PAL Properties 2906 Pinonete Drive
 Name Address NORFOLK NE
402-750-4623 Kplangd@gmail.com
 Phone Email

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

Contact: _____
 (other than Name Address
 applicant)

 Phone Email

Present Use of Property: VACANT - NO BUILDINGS

Desired Use of Property: Storage units, NO OUTSIDE STORAGE

Timeframe of Request: Perpetual Issued for _____ years

Location of Property: 1906 W OMAHA AVE

Legal Description: DESALS Subdivision lot 3, Blk 1

Property Area, Square feet and/or Acres: 254' x 190'

General Character of the area: Hotel, Appliance business, Vulcraft, ^{Residence}

PAL Properties
 Signature of Owner

Kevin Langsd
Kevin Langsd
 Authorized Agent

OR

Printed Name of Owner

Kevin Langsd
 Printed Name of Authorized Agent

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

**CONDITIONAL USE PERMIT
JUSTIFICATION FORM**

1. What is the current zoning district?

C-3

2. For what specific use are you requesting the permit?

13 (50x14) storage units + 40x80 storage unit. All attached ↙ with office

3. Will it be necessary to build a new structure? Yes No

4. What makes the location of the proposed permit appropriate in relation to the adjacent properties?

It fits the area

5. Is screening or buffering required? Yes No

If yes, explain type _____

6. Is the ingress & egress to the property and proposed structure adequate? Yes No

If no, explain traffic flow solutions _____

7. Are off-street parking and/or loading areas required? Yes No

If yes, explain traffic flow _____

8. Describe the current traffic of the area and the effect the proposed permit will have on traffic patterns.

Don't think it will have any effect on traffic

9. Are any signs or exterior lighting required? Yes No

If yes, explain _____

10. Are utilities property located? Yes No

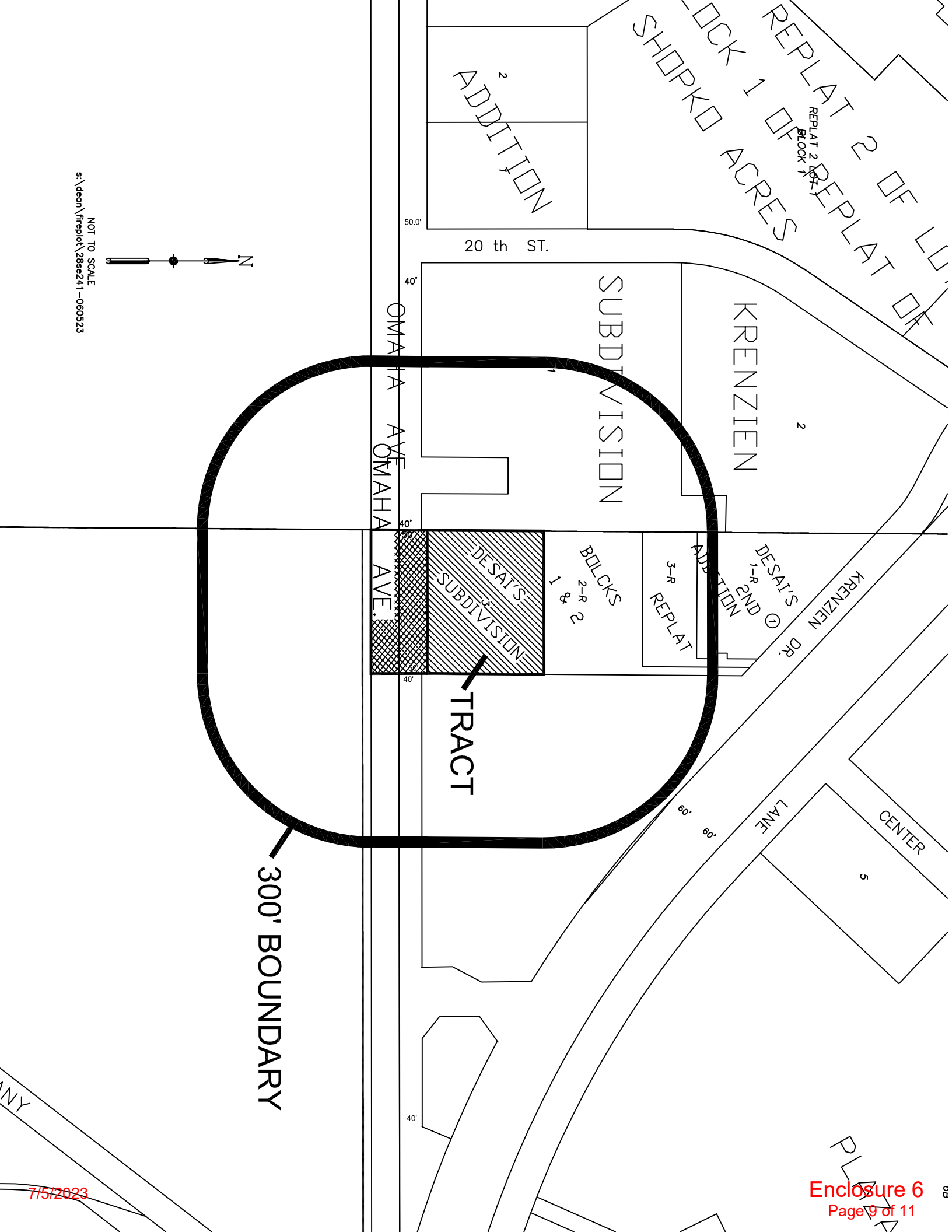
Explain location and closest availability _____

On the property (utilities)

11. Adequate water and sewer available? Yes No

12. Will required yards & other open spaces be observed with the permit? Yes No

7/5/2023



NOT TO SCALE
s:\dean\fireplot\28se241-060523



Public Hearing

The Planning Commission of the City of Norfolk, Nebraska, will hold a public hearing on Wednesday, July 5, 2023 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of PAL Properties, LLC for a Conditional Use Permit for storage and warehousing of nonhazardous products located at 1906 W Omaha Ave, legally described as follows:

Lot 3, Block 1, Desai's Subdivision to the City of Norfolk, Madison County, Nebraska.

Publish (June 23, 2023)
1 P.O.P.

**Planning and Development
Building Services**

**CITY OF NORFOLK
Monthly Building Permit Report**

**Month
May, 2023**

Permits Issued	2023 May	2023 April	2022 May	This Fiscal YTD	Last Fiscal YTD	Variation % 2022 vs. 2023
BUILDING						
Number	58	53	44	289	296	-2.4%
Valuation	\$5,835,404.00	\$7,832,657.00	\$11,403,184.00	\$292,996,976.90	\$51,958,199.07	463.9%
Permit Fee	\$13,445.11	\$16,107.64	\$16,533.47	\$138,738.52	\$88,837.29	56.2%
ELECTRICAL						
Number	46	30	33	225	264	-14.8%
Permit Fee	\$7,876.00	\$20,920.00	\$3,469.00	\$284,112.50	\$37,941.00	648.8%
PLUMBING						
Number	26	25	13	123	106	16.0%
Permit Fee	\$2,920.03	\$3,489.55	\$945.10	\$26,404.74	\$10,665.39	147.6%
MECHANICAL						
Number	14	19	13	120	121	-0.8%
Permit Fee	\$2,196.96	\$2,319.21	\$2,117.34	\$40,176.83	\$24,549.30	63.7%
WATER HEATER						
Number	4	10	11	70	56	25.0%
Permit Fee	\$134.00	\$335.00	\$344.00	\$2,419.50	\$1,791.00	35.1%
FIRE ALRM / SPR						
Number	8		4	27	35	-22.9%
Permit Fee	\$990.50		\$561.50	\$4,540.00	\$4,672.50	-2.8%
WELL / SEPTIC						
Number	2	4	4	9	7	28.6%
Permit Fee	\$50.00	\$100.00	\$100.00	\$225.00	\$175.00	28.6%
FIRE PREVENTION						
Number	1			5		
Permit Fee	\$25.00			\$145.00		
TOTAL FEES:	\$27,637.60	\$43,271.40	\$24,070.41	\$496,762.09	\$168,631.48	194.6%

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					\$0.00	\$0.00
SFD	31 (31)	24 (24)	3	3	\$1,976.71	\$380,000.00
Duplex	1 (2)	20 (40)			\$0.00	\$0.00
MFD		2 (44)			\$0.00	\$0.00
Commercial					\$0.00	\$0.00
Industrial					\$0.00	\$0.00
Garages			1	0	\$97.20	\$22,000.00
Move & Demo			3	0	\$133.50	\$29,100.00
SFDA	2 (2)	10 (10)			\$0.00	\$0.00
Sign			3	0	\$354.50	\$46,805.00
Other			23	0	\$1,714.32	\$150,700.00
Alterations & Additions						
1 & 2 Family			16	0	\$711.84	\$236,258.00
Multi-Family					\$0.00	\$0.00
Commercial			9	0	\$8,457.04	\$4,970,541.00
Industrial					\$0.00	\$0.00
Total			58	3	\$13,445.11	\$5,835,404.00

Building Valuation

2023 Fiscal YTD	\$292,996,976.90
2022 Fiscal YTD	\$51,958,199.07
Contractor Registration	\$2,035.00

Building Official

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