

City of Norfolk

PLANNING COMMISSION
701 KOENIGSTEIN AVENUE

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The Planning Commission Chair 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.

REGULAR MEETING
Planning Commission-Council Chambers
February 7, 2012

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 Madison Avenue, on the 7th day of February, 2012.

Chair Snodgrass called the meeting to order at 7:30 a.m. The following members answered roll call: Davis, Beckman, Lundy, Ohl and Boyer.

Staff Present: Trent Howard and Faythe Petersen.

The agenda was amended to move Item #10 (One and Six Year Street Plan) to the first item. Commissioner Ohl moved and Beckman seconded to approve the amended February 7, 2012 agenda.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

Lundy moved and Davis seconded to approve the January 18, 2012 minutes.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

CURRENT BUSINESS

Discussion and action on the 2012-2017 One and Six Year Street Improvement Plan

Dennis Smith gave an overview of the plan and explained the current year's projects. There was no other discussion.

Commissioner Beckman moved and Lundy seconded to recommended approval of the One and Six Year Street Improvement Plan.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

Discussion and action on the request of Bruce Strong for a Conditional Use Permit for a caretaker or watchman's residence at 1603 S. Channel Road. Public hearing was held at the January 18, 2012 planning commission meeting.

Chair Snodgrass read the conditions into the record. There was no other discussion.

Commissioner Boyer moved and Beckman seconded to approve the Conditional Use Permit requested by Bruce Strong for a watchman's residence at 1603 S. Channel Road.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

PUBLIC HEARINGS

Public hearing to amend Sections 27-401 to bring consistency to cross-referenced items contained in the land use matrix related to the manufacturing of medical and surgical instruments and apparatus.

Chair Snodgrass opened the hearing at 7:38 a.m. and asked for an explanation. Trent Howard explained that there is a discrepancy in Section 27-401 of city code. There are two entries for medical/surgical and surgical/medical where the permitted and conditional use permitted uses differ. This amendment to code corrects this discrepancy.

Chair Snodgrass closed the hearing at 7:38 a.m. for discussion and action.

Commissioner Ohl moved and Davis seconded to recommend approval of the amendment to Section 27-401 clarifying the cross-referenced items referring to medical and surgical instruments.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

Public hearing to amend Section 27-114 of the official city code to correct a minimum site requirement and clarify other references regulating height and area in Zoning District R-3.

Chair Snodgrass opened the hearing at 7:39 and asked for an explanation. Trent Howard explained that an error exists in current code reference minimum site area requirements and other height and area references. This amendment corrects those discrepancies.

Chair Snodgrass closed the hearing at 7:40 a.m. for discussion and action.

Commissioner Lundy moved and Beckman seconded to recommend approval of the amendment to Section 27-114 correcting a minimum site requirement and clarifying other references regulating height and area in Zoning District R-3.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

Public hearing at the request of Precision Components Midwest, LLC for a Conditional Use Permit for a machine shop at 315 S. 1st Street.

Chair Snodgrass opened the hearing at 7:40 a.m. and asked for anyone from the audience in favor of the permit to speak.

Dave Cerny, owner, said this is a start-up fabrication shop at Fleming Used Cars at 315 S. 1st Street. They will fabricate machine components and parts for local industries. The process produces minimal noise and operates in a clean environment. The deliveries will be by FedEx and UPS so there will not be an increase in heavy traffic. This is not a welding or paint shop. Their hours of operation, at the start, will be from 7:00 a.m. until 5:00 p.m. until business increases and they may have to add a second shift.

Dan Mize, sales, reiterated that this is a clean operation and will incorporate a vacuum, and air filtration system. Their process focuses on a niche not currently filled.

There was no other discussion and Chair Snodgrass closed the hearing at 8:01 a.m.

The commissioners discussed the request for five years and felt that could be extended to ten. They also asked that conditions include no outside storage and all city, county and state rules and regulations be abided by.

Commissioner Davis moved and Lundy seconded to table the request by Precision Components Midwest, LLC for Conditional Use Permit for a machine shop at 315 S. 1st Street.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

PLATS/SUBDIVISIONS

Melcher's Addition

Dick Johnson presented this four-lot subdivision between 8th and 9th Street and Michigan and Durland Avenues. Norfolk Housing Authority is planning on developing one of the lots. The lots are empty although a power line runs between them. The power line will be addressed.

Commissioner Ohl moved and Beckman seconded to recommend approval of the final plat of Melcher's Addition.

AYE: Davis, Beckman, Lundy, Snodgrass, Ohl and Boyer

NAY: ABSENT: Adams, Milander and Murren Motion carried.

OTHER BUSINESS

Election of Chair and Co-Chair and re-appointment of Planning Commission Secretary

Commissioner Davis nominated J.J. Snodgrass for chair and Ohl seconded. All commissioners present voting in favor. J.J. Snodgrass re-elected chair.

Commissioner Ohl nominated Brian Lundy for co-chair and Snodgrass seconded. All commissioners present voting in favor. Brian Lundy re-elected co-chair.

Chair Snodgrass asked for approval of the re-appointment of Faythe Petersen as secretary. All commissioners present voting in favor.

Commissioner Ohl asked if any commissioners would be attending the NPZA conference. An e-mail will be sent to the commissioners.

There was no other business and Davis made the motion and Beckman seconded to adjourn. All commissioners present voting in the affirmative.

Adjourned at 8:13 a.m.

Faythe Petersen, Secretary/Norfolk Planning Commission