





consistent language with other sections of code allowing watchman dwellings as conditional uses.

Chair Snodgrass opened the hearing at 7:36 a.m. and asked for an explanation of the request.

Donna Herrick, Divot's, advised they would like to convert a building to a watchman's residence on the property that is zoned C-3. Currently C-3 doesn't allow a Conditional Use Permit for a watchman's residence. This amendment would conditionally permit this type residence.

The hearing was closed at 7:39 a.m.

Commissioner Murren moved and Davis seconded to approve the amendment to Section 27-183 of the official city code to add watchman dwellings to the list of conditional uses allowed in Zoning District C-3; to amend Section 27-203 to provide consistent language with other sections of code allowing watchman dwellings as conditional uses.

AYE: Davis, Adams, Lundy, Grimes, Snodgrass, Ohl, Boyer, Milander and Murren

NAY:

ABSENT:

Motion carried.

Chair Snodgrass left the meeting and Co-Chair Lundy took charge of the meeting.

Public hearing to amend the City of Norfolk's Comprehensive Plan at Michigan Avenue/25<sup>th</sup> Street and Pasewalk Avenue from commercial to high density residential.

Public hearing at the request of SWAD, LLC a Nebraska Limited Liability Company for a zoning change from I-1 (Light Industrial District) to R-3 (Multiple Family Residential District) at Michigan Avenue/25<sup>th</sup> Street and Pasewalk Avenue.

Both hearings were opened at 7:40 a.m. by Co-Chair Lundy. He asked for anyone in favor of the changes to speak.

Dick Johnson, engineer for SWAD, LLC said that from an engineering perspective this is an ideal location for an apartment complex. Utilities exist, it is not in the flood plain and there is nearly 7 acres of land to develop. It is located an intersection with easy access.

Jason Doebe, attorney for SWAD, LLC took the floor and distributed exhibits for discussion. He said that this is an \$8 million project that would utilize local contractors and subs.

From his exhibits, he showed that the property is not industrial but is an open field. He said development in the area is stagnant with nothing being built there in some time. The plans are to expand the Cowboy Trail in the area so this would be a fantastic project for Norfolk and the area.

The exhibits also showed traffic counts, housing studies, zoning comparisons, and a project evaluation summary.

Income restraints are at \$24000 and the breakdown for assistance is 80/20 (80% must be income program and 20% conventional renters.)

Don Wisnieski, representing the Area Home Builders, said they are in favor of the project as it will provide jobs for the area contractors and subs. There has been little new building in the past couple of years in Norfolk and the majority of their work has been out of town.

There were others voicing their views in favor of the project including Paul Medelman, representing SWAD.

Co-Chair Lundy asked for anyone in opposition to speak.

Doyle Hopper, Nucor Cold Finish, referred to the comp plan which does not call for residential in the area. They don't object to the project, just the re-zoning in the area. His fear is the safety of children living in the complex and proximity to the dangers of area industry.

He also advised that Pedcor (the developer) has their own construction company.

Vern Zwingman, Vulcraft, also has concerns about safety. Their truck traffic uses Omaha Avenue to access Highway 275.

Also voicing opposition was Mitch Geary of Veyance.

Norfolk Beverage was represented by Deb Auen, Dick Uhing and Diane Blinn who all stressed safety issues of the neighborhood due to so much industry. They said their parking lot is an attractive nuisance to children since it provides a large paved area for bike riding, skateboarding and sledding in the winter.

Ivan Petersen, apartment owner, gave statistics on housing in the area and stated that there isn't a need for this type of housing in Norfolk at this time. The need is for upper scale housing, not assisted housing.

There was no other discussion and Co-Chair Lundy closed the hearing at 9:24 a.m.

Commissioner Murren moved and Adams seconded to recommend denial of the comp plan change from commercial to high density residential at Michigan Avenue/25<sup>th</sup> Street and Pasewalk Avenue.

AYE: Davis, Adams, Lundy, Boyer, Milander and Murren

NAY: Ohl, Grimes

ABSENT:

Motion carried.

Commissioner Adams moved and Murren seconded to recommend denial of the zone change from I-1 (Light Industrial District) to R-3 (Multiple Family Residential District) at Michigan Avenue/25<sup>th</sup> Street and Pasewalk Avenue.

AYE: Davis, Adams, Lundy, Grimes, Boyer, Milander and Murren

NAY: Ohl

ABSENT:

Motion carried.

#### OTHER BUSINESS

Scott Cordes presented the November, 2011 Building Permit Report.

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

Adjourned at 9:32 a.m.

Faythe Petersen, Secretary/Norfolk Planning Commission