

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.

Planning Commission-Council Chambers
December 2, 2014

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 2nd day of December, 2014.

Vice Chair Lundy called the meeting to order at 7:30 a.m. The following members answered roll call: Davis, Marsh, Beckman, Ohl, Griffith, Milander and Fisher.

Staff Present: Trent Howard, Dennis Smith, Mark Dolechek and Faythe Petersen.

Commissioner Ohl moved and Marsh seconded to approve the December 2, 2014 agenda.

AYE: Davis, Marsh, Beckman, Lundy, Griffith, Milander, Ohl and Fisher

NAY: ABSENT: Snodgrass Motion carried.

Beckman moved and Milander seconded to approve the November 18, 2014 minutes.

AYE: Davis, Marsh, Beckman, Lundy, Griffith, Milander, Ohl and Fisher

NAY: ABSENT: Snodgrass Motion carried.

CURRENT BUSINESS

Discussion and action on the request of Martin L. and Belinda M. Gratopp for a Conditional Use Permit for an industrial laundry at 305 W. Braasch Avenue. (Public hearing held at the November 18, 2014 meeting.

Vice Chair Lundy read the conditions into the record. There was discussion on condition 2 concerning the filtration system. It was recommended to reword the condition to say "An Airflow 20"x20" filtration system, or comparable filtering system, shall be installed in the laundry to "minimize" odors from emanation from the laundry." The condition originally said "eliminate".

There was no other discussion and Commissioner Ohl moved and Griffith seconded to approve the Conditional Use Permit, with the change in condition 2, requested by Martin L. and Brenda M. Gratopp for an industrial laundry at 305 W. Braasch Avenue.

AYE: Davis, Marsh, Beckman, Lundy, Griffith, Milander, Ohl and Fisher

NAY: ABSENT: Snodgrass Motion carried.

PUBLIC HEARING (1)

Public hearing at the request of JMHS, L.L.C. for a preliminary planned development at 2001 S. 37th Street.

Vice Chair Lundy opened the hearing at 7:37 a.m. and asked for anyone in favor to speak.

Lavern Schroeder, representing Chris Merkel, said they are proposing this Planned Development shown on the two sheets included in the packet. The first sheet shows the building relative to the lot and the second shows the building and parking. It was suggested that if they are planning for additional employees, additional parking should be shown at this time.

Chris Merkel, 1901 S. 37th Street, said he wants to move his mud flap manufacturing business to this building. He is currently operating out of his garage and wants to increase production of his business. There is no waste and no odor from the production and all items are recycled.

There was discussion on removing Note 10 from the P.D., which states the sanitary sewer for Lot Two would be provided by a septic tank and lateral field. The subdivision agreement for JMHS, LLC Addition addresses the wellhead protection area which this lot falls in. Note 10 should be changed to read the sanitary sewer will be addressed for this commercial application to be serviced by a holding tank or a municipal system which would be economically unfeasible at this time.

Vice Chair Lundy closed the hearing at 7:50 a.m. for discussion and action.

Commissioner Ohl moved and Beckman seconded to recommend approval of the preliminary plan of JMHS L.L.C. with the additional parking and sanitary sewer provision noted prior to proceeding to council.

Commissioner Ohl moved and Davis seconded to approve the preliminary plan of JMHS L.L.C. at 2001 S. 37th Street.

AYE: Davis, Marsh, Beckman, Lundy, Griffith, Milander, Ohl and Fisher

NAY: ABSENT: Snodgrass Motion carried.

OTHER BUSINESS

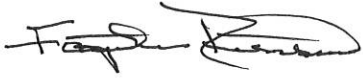
The commissioners discussed the 2015 calendar.

Commissioner Beckman moved and Davis seconded to approve the 2015 Planning Commission calendar.

AYE: Davis, Marsh, Beckman, Lundy, Griffith, Milander, Ohl and Fisher

NAY: ABSENT: Snodgrass Motion carried.

There was no other discussion and Milander moved to adjourn and Davis seconded. Adjourned at 7:59 a.m.

A handwritten signature in black ink, appearing to read "Faythe Petersen". The signature is fluid and cursive, with a large, stylized initial "F" and a long, sweeping underline.

Faythe Petersen, Secretary/Norfolk Planning Commission