

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
June 3, 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 3rd day of June, 2014.

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

Staff Present: Faythe Petersen.

Commissioner Ohl moved and Davis seconded to approve the June 3, 2014 agenda.

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

NAY: ABSENT: Griffith Motion carried.

Lundy moved and Beckman seconded to approve the May 20, 2014 minutes.

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

NAY: ABSENT: Griffith Motion carried.

PUBLIC HEARING (4)

Public hearing to consider the feasibility of amending the present comprehensive plan at 2001 NE Industrial Highway from agriculture/open space to industrial at 2001 NE Industrial Highway. Public hearing at the request of Nucor Corporation for a zoning change from A (Agricultural District) to I-2 (Heavy Industrial District) at 2001 Industrial Highway.

Chairman Snodgrass opened both hearings at 7:32 a.m. and asked for anyone in favor of the change to speak.

John Kinter, Nucor Steel, said Nucor purchased this property several years ago and this is the parcel where Tejas is locating. They are rezoning a larger parcel than just the Tejas site in order to bring their property into compliance with its use.

Courtney Dentlinger, Economic Development, said this is a prime area for industrial location as it

to I-1, the residence is no longer a permitted use unless it serves as a caretaker's residence with a Conditional Use Permit.

He rents the house from Kevin Signor and oversees Off Road Ranch and maintains the grounds. He also operates a lawn company from this property where he keeps his vehicles.

There was no other discussion and Chair Snodgrass closed the hearing at 7:51 a.m. for discussion and action.

Commissioner Milander questioned what would happen if Mr. Wilke moved from the property. One of the conditions to be included would be that the permit is a personal privilege, requiring any new occupant to pursue a Conditional Use Permit.

Commissioner Lundy moved and Davis seconded to table the Conditional Use Permit for a caretaker's residence at 2900 Old Highway 8.

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

NAY: ABSENT: Griffith Motion carried.

Discussion and action on the Blight and Substandard Determination Study for Area Referred to as East Norfolk Avenue Redevelopment Area.

Lowell Schroeder, NE Economic Development District, gave the overview of the study which covers an area along East Norfolk Avenue and extends north to include portions of the Meadow Ridge development. He said they conducted the study on behalf of the city.

Courtney Dentlinger, Economic Development, said this area can provide space for additional residences, which the city is lacking.

Commission Ohl moved and Davis seconded to recommend approval of the Blight and Substandard Determination Study for Area Referred to as East Norfolk Avenue Redevelopment Area.

There was no other discussion and Lundy moved to adjourn and Davis seconded. Adjourned at 8:10 a.m.

Faythe Petersen, Secretary/Norfolk Planning Commission