

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
November 4, 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 4th day of November, 2014.

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

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

Commissioner Beckman moved and Davis seconded to approve the November 4, 2014 agenda.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

Ohl moved and Milander seconded to approve the October 21, 2014 minutes.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

PUBLIC HEARINGS

Public hearing to amend Section 27-162 and 27-163 to allow a residential use located above the ground floor as a permitted use rather than a conditional use in zoning District C-2 and to remove soil extraction for public road purposes from the list of permitted uses in District C-2.

Public hearing to amend the land use matrix in Section 27-401 to change dwelling in a nonresidential structure from a conditional use to a permitted use in a C-2 zoning district and to remove quarrying dirt for public road purposes as a permitted use in a C-2 zoning district.

Co-Chair Lundy opened both hearings at 7:31 a.m. and asked Trent Howard to explain the reason for the amendments.

Trent stated that these are two different areas of code; Section 27-162 and 163 which deals specifically with the C-2 zone district, and 27-401 the zoning matrix.

The first amendment will now permit residences above the ground floor in C-2 zoning. Previously, this required a Conditional Use Permit (CUP). The number of requests for 2nd floor dwellings has increased and when studying those requests, it was determined that a CUP didn't fit the use. It would be hard to determine conditions to place on the permit that weren't already regulated by building codes and other regulations.

The second item deals with removing dirt extraction (quarrying) for public road purposes in a C-2 district. Dirt extraction is typically taken from areas other than C-2, the Central Business District.

Co-Chair Lundy closed the hearings at 7:35 a.m.

Commissioner Davis moved and Beckman seconded to recommend approval of the amendment to Section 27-162 and 27-163 to allow a residential use located above the ground floor as a permitted use rather than a conditional use in zoning District C-2 and to remove soil extraction for public road purposes from the list of permitted uses in District C-2.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

Commissioner Ohl moved and Milander seconded to recommend approval of the amendment to the land use matrix in Section 27-401 changing dwelling in a nonresidential structure from a conditional use to a permitted use in a C-2 zoning district and removing quarrying dirt for public road purposes as a permitted use in a C-2 zoning district.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

Shane Weidner addressed the commissioners and advised that a joint planning commission/city council meeting is being scheduled to meet with the Housing Task Force. The tentative date for this meeting is December 8 and will be held at the council chambers at 5:30 p.m.

Commissioner Ohl questioned Weidner about the community planner position that had been discussed earlier in the year. He advised that the county hired a planner recently. There is still interest in pursuing the position but there is no budget authority to support it.

There was no other discussion and Beckman moved to adjourn and Davis seconded. Adjourned at 7:39 a.m.



Faythe Petersen, Secretary/Norfolk Planning Commission