

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
October 21, 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 21st day of October, 2014.

Vice Chair Lundy 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: Trent Howard, Dennis Smith, Mark Dolechek and Faythe Petersen.

Commissioner Marsh moved and Beckman seconded to approve the October 21, 2014 agenda.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

Davis moved and Ohl seconded to approve the October 7, 2014 minutes.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

CURRENT BUSINESS

Discussion and action on the request of Porter Pit LLC for a concrete crushing and material stockpile at 2300 South Victory Road. Public hearing was held October 7, 2014.

Vice Chair Lundy read the conditions into the record. He then read the notes from the Porter Pit site plan into the record.

Kenneth Porter, Porter Pit, L.L.C. requested this item be tabled due to the additional condition requirements that were placed on the permit after the subcommittee meeting. He felt that he should be treated as Lyman Richey was on their permit. He is desirous of fencing without screening so there is unimpaired vision onto his site. He would also like the fence along the property line and a shorter paved area onto his property.

Commissioner Davis moved and Marsh seconded to table the Conditional Use Permit for Porter Pit, L.L.C. at 2300 S. Victory Road.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

PUBLIC HEARING

Public hearing at the request of D & M Underground for a zone change from A (Agricultural District) to BP (Business Park) at 709 S. 37th Street.

Vice Chair Lundy opened the hearing at 7:45 a.m. and asked for anyone in favor of the change to speak.

Natasha Figueroa, representing D & M Underground said they operate a boring company that works basically with Century Link. They want to move their business to this property and store their equipment there.

There was no one else in favor of the change and Vice Chair Lundy asked for anyone in opposition to speak.

Susan Vesely, 701 S. 37th Street, said they own 5 acres on 37th Street and they are zoned agricultural. She is in opposition to this change. She feels they have been storing and working on equipment on this property and is fearful of the runoff. They are in the Wellhead Protection District and she is concerned with contamination. She would like to know what kind of building they are going to erect and will this business location invite theft to the area.

Ms. Figueroa replied that the property will be fenced and the building will be 80' x 60' for storage of equipment. The entire 10 acres they are rezoning is in the Wellhead Protection Plan.

Andrea McHenry, representing Warren Garage Door, said they were required to provide detailed site plans for their Conditional Use Permit and feels D & M Underground should have to provide the same.

Vice Chair Lundy closed the hearing for discussion and action at 8:15 a.m.

Commissioner Milander said the planning commission was criticized for not requiring a detailed site plan and felt they should provide the same. Dennis Smith explained the difference between a Conditional Use Permit's required conditions and a straight out zone change.

Commissioner Beckman moved and Marsh seconded to recommend approval of the zone change from A to B-P at 709 S. 37th Street.

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

NAY: ABSENT: Snodgrass and Griffith Motion carried.

Trent Howard presented the September 2014 Building Permit Report.

There was no other discussion and Beckman moved to adjourn and Marsh seconded. Adjourned at 8:45 a.m.

A handwritten signature in black ink, appearing to read "Faythe Petersen". The signature is fluid and cursive, with a prominent loop at the end.

Faythe Petersen, Secretary/Norfolk Planning Commission