

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
September 16, 2014

Due to the large crowd and road construction, the meeting started five minutes later than posted beginning time.

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 16th day of September, 2014.

Co-Chair Lundy called the meeting to order at 7:35 a.m. The following members answered roll call: Marsh, Beckman, Lundy, Ohl, Griffith and Fisher.

Staff Present: Trent Howard and Faythe Petersen.

Commissioner Beckman moved and Ohl seconded to approve the September 16, 2014 agenda.

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

NAY: ABSENT: Davis, Snodgrass and Milander Motion carried.

Davis arrived at 7:37 a.m.

Beckman moved and Marsh seconded to approve the September 3, 2014 minutes.

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

NAY: ABSENT: Snodgrass and Milander Motion carried.

PUBLIC HEARINGS (3)

Public hearing at the request of Robert and Marion Geyer for a zone change from O-D to R-1 at 2705 W. Prospect Avenue.

Co-Chair Lundy opened the hearing at 7:37 a.m. and asked for anyone in favor of the change to speak. Robert Geyer, 2705 Prospect Avenue, said he and his wife want the zone change to bring their property into compliance with its use, to acquire a loan and have the ability to rebuild in the event of a majority loss to their property. There are three properties zoned O-D, two are single family residences and one is an apartment. Mr. Geyer is in one of the single family residences.

There was no other discussion and the hearing was closed at 7:40 a.m.

Commissioner Ohl moved and Davis seconded to recommend approval of the zone change from O-D (Office District) to R-1 (Single Family Residential District) at 2705 Prospect Avenue.

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

NAY: ABSENT: Snodgrass and Milander Motion carried.

Public hearing at the request of Verizon Wireless for a CUP for a cellular tower at 1337 W. Maple Avenue.

Co-Chair Lundy opened the hearing at 7:41 a.m. and for anyone in favor of the Conditional Use Permit to speak.

Jeffrey Skinner, representing Verizon Wireless, said they want to replace the existing tower with a 198' monopole. This pole would observe the correct setbacks and easements in the event it were to fall. The existing pole has some users and they will be transferred to the new tower. They will observe the conditions that currently exist on the Conditional Use Permit for the tower. They aren't including a light unless the city would require it.

Co-Chair Lundy closed the hearing at 7:46 a.m. for discussion and action.

Dennis Smith asked that they put a dual mode light at the top and Trent Howard asked for a 150' concrete apron onto Maple Avenue.

Commissioner Ohl moved and Beckman seconded to table the request for a cellular tower at 1337 W. Maple Avenue.

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

NAY: ABSENT: Snodgrass and Milander Motion carried.

Discussion and action on Off-Road Ranch (Kevin Signor) request for a Conditional Use Permit for a stock car track at 2900 Old Highway 8. The public hearing for this request was held September 3, 2014.

Co-Chair Lundy introduced this item and provided the audience with procedural guidelines for the discussion. He advised the group that the public hearing has already been held and that no public discussion would be heard, that the permit would be read and the commissioners would discuss those conditions, and the commission can approve, deny or table the permit for further discussion. He also advised that no matter what the vote, a minimum of 5 votes would be needed to pass a motion.

Co-Chair Lundy read the conditions into the record. There was a question concerning Channel Road vs Grandview Drive as the entrance. Grandview Drive is the correct street.

The new track will be a little larger than Riviera.

There was considerable discussion about the decibel level. The drivers stated that they could put mufflers on their cars but that may be prohibitive to out of town drivers who don't have the mufflers. The mufflers guarantee a certain dB level. Jerry Pospisil said that semi-s along Highway 275 at his home register at 90-95 but thought traffic in town emitted 80-85.

After some discussion, Mayor Fuchtmann asked the commission to vote on the issue. Commissioner Ohl said that in past controversial discussions a subcommittee was formed from both sides and city staff and the group worked on solution that all parties could agree to.

Commissioner Fisher said that a better site plan is needed as well as an engineering study and then made a motion to table the discussion, seconded by Ohl.

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

NAY: ABSENT: Snodgrass and Milander Motion carried.

Discussion and action on the City of Norfolk's 2015-2024 Capital Improvement Program
Randy Gates, city finance director presented the 2015-2024 Capital Improvement Program.

Commissioner Davis moved and Marsh seconded to recommend approval of the 2015-2024 Capital Improvement Program.

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

NAY: ABSENT: Snodgrass and Milander Motion carried.

There was no other discussion and Marsh moved to adjourn and Beckman seconded. Adjourned at 8:40 a.m.



Faythe Petersen, Secretary/Norfolk Planning Commission