

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.

SPECIAL MEETING

Planning Commission-Council Chambers
September 23, 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 23rd day of September, 2014.

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

Staff Present: Trent Howard, Dennis Smith, Clint Schukei, Shane Weidner and Faythe Petersen.

Commissioner Beckman moved and Davis seconded to approve the September 23, 2014 agenda.

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

NAY: ABSENT: Motion carried.

Beckman moved and Marsh seconded to approve the September 16, 2014 minutes.

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

NAY: ABSENT: Motion carried.

CURRENT BUSINESS

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.

Chair Snodgrass read the conditions into the record and asked for discussion from the commissioners.

Commissioner Ohl questioned why the tree condition was removed from the permit. It was decided at the sub-committee meeting that trees didn't hinder noise and the location was difficult due to the berm of the track.

Commissioner Fisher questioned what concessions were made for the property owners for noise and other concerns. The subcommittee came to agreement to require mufflers on the cars.

Discussion returned to the tree issue as the trees are shown on the site plan.

Also, there had been discussion to require two Saturdays designated on the racers' schedule where no racing will occur.

Clint Schukei advised that the draft permit in front of the commissioners could be amended to include two non-racing Saturdays during the season. These dates shall be a part of the approved schedule.

He also advised that the draft permit could be amended to show the rotation of the track 15° to the northwest to act as a buffer.

There was discussion on the amendments and how they should be written.

Commissioner Davis moved and Marsh seconded to approve the amendment to Condition 1 of the Conditional Use Permit to read "There shall be two Saturdays during the race season where no races are scheduled. These dates shall be designated and shown on the approved race schedule."

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

NAY: ABSENT: Motion carried.

Commissioner Davis moved and Ohl seconded to recommend an amendment to the site plan showing the racetrack rotating 15° to the northwest to better buffer the noise from the neighbors.

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

NAY: Lundy ABSENT: Motion carried.

Fisher said he is still concerned with the lack of concession to the neighbors for a tree sound barrier. There was considerable discussion about where the trees should be planted.

At this time, Commissioner Ohl stated that he felt the permit wasn't concise enough and didn't feel comfortable with it. He made the motion to table the permit. Fisher seconded.

AYE: Ohl, Griffith, Milander and Fisher

NAY: Davis, Marsh, Beckman, Lundy, and Snodgrass ABSENT: Motion denied

Chair Snodgrass advised the commissioners that they have been tasked with making a decision on this conditional use permit and the group needs to come to a decision.

Commissioner Ohl moved and Fisher seconded to deny the Conditional Use Permit.

AYE: Ohl, Griffith, Milander and Fisher

NAY: Davis, Marsh, Beckman, Lundy, and Snodgrass ABSENT: Motion denied

Chair Snodgrass went back to the discussion on the conditions recapping that amendments have been approved for conditions 1 and 9. He asked what other changes are needed on the permit.

Commissioner Milander continued the discussion on the trees. Discussion then focused on the site plan, tree location and rotation of the track. Jerry Pospishel answered questions from the commissioners and continued the tree discussion. The Tree Advisory Board was also discussed as assistance in the tree location, type and height. Clint Schukei said that the commission should make an amendment requiring a coniferous tree of a minimum height. Shane Weidner advised that the Tree Advisory Board could assist with the type of tree but not location and height for a sound barrier.

Kevin Signor stated that during the subcommittee meeting the trees were removed from the permit but he failed to remove them from the site plan. Others in attendance at the subcommittee meeting verified this. It was advised that an amendment be made to remove the trees from the site plan.

Chair Snodgrass stated that the commission needs to decide on the permit and the amendments that need to be applied.

Commissioner Snodgrass moved and Davis seconded to amend the site plan by removing the trees shown on the north side of the track.

AYE: Davis, Marsh, Beckman, Lundy, Snodgrass

NAY: Griffith, Ohl, Milander and Fisher ABSENT: Motion carried

Chair Snodgrass asked the commissioners if there were any other changes or amendments they would like added to the permit.

There was discussion at this time about the rotation of the track. Mr. Pospishel advised that anything more than a 15° rotation would cause the sun to impede the drivers.

Commissioner Lundy advised the group that a lot of time and thought has gone into the existing permit and he feels that with the amendments it is a workable document.

Commissioner Lundy moved and Davis seconded to approve the Conditional Use Permit for a stock car race track at 2900 Old Highway 8.

AYE: Davis, Marsh, Beckman, Lundy, Snodgrass

NAY: Griffith, Ohl, Milander and Fisher ABSENT: Motion carried

There was no other discussion and Marsh moved to adjourn and Beckman seconded. Adjourned at 8:47 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".

Faythe Petersen, Secretary/Norfolk Planning Commission