

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
September 22, 2015

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 22nd day of September, 2015.

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

Staff Present: Trent Howard, Mark Dolechek, Stacy Hanson, Dennis Smith, Val Grimes and Faythe Petersen.

Commissioner Davis moved and Beckman seconded to approve the September 22, 2015 agenda.

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

NAY: ABSENT: Ohl, Milander Motion carried.

Marsh moved and Davis seconded to approve the September 9, 2015 regular meeting minutes.

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

NAY: ABSENT: Ohl, Milander Motion carried.

PUBLIC HEARING

Public hearing at the request of Telebeep, Inc. for a Conditional Use Permit for a communications tower at 2208 Elmer's Lane.

Chair Lundy opened the hearing at 7:31 a.m. and asked for anyone in favor of the permit to speak.

Commissioner Ohl arrived.

Tom Schommer, Telebeep, gave an overview of his company and the history of the tower in question. The tower was first erected in 2004 and provides broadband service to wireless customer in Western Heights. He estimates it serves approximately a dozen customers.

The pole was installed by NPPD although they do not use it.

In 2015 the original pole was taken down and a new, taller pole was erected. The new pole is approximately 70 feet high.

Mr. Schommer said that in hindsight, he should have gotten a permit in 2004 when the pole was first erected.

Chair Lundy asked for anyone in opposition to speak.

Ross Stoffer, 2200 Western Circle, distributed photos of the tower and the section of city code that discusses towers.

He said that the new pole is not in the same location as the pole erected in 2004. He said they didn't receive any notice on either pole. The new pole is a bigger distraction from his back yard.

He said this is a business use in a residential area and a precedent could be set by allowing the tower to remain where it is. There is also a fear of the tower falling, hitting nearby homes.

Their concerns are appearance, safety and most important how the tower was erected without complying with code or regulations. He asked if the city wanted that message sent to citizens.

Caleb Christiansen, 2204 Elmers Lane, questioned if the tower would require lighting. Trent Howard responded that there is no need for lighting due to height. He also stated that he is a Telebeep customer.

Deb Johnson, 2203 Western Circle, said the tower sits between two cul-de-sacs so the tower is visible to more property owners. She said it is very noticeable in the winter and she feels the tower should not be in a neighborhood.

The hearing was closed at 8:06 a.m. for discussion and action.

Commissioner Davis sees the need for towers and they are being built in all areas. Due to an error with the city, this tower was erected without a Conditional Use Permit.

Commissioner Spray requested that the CUP comply with Section 27-284, Communications, microwave and cellular towers.

Commissioner Davis moved and Marsh seconded to table the request for a Conditional Use Permit at 2208 Elmer's Lane for a utility tower.

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

NAY: ABSENT: Milander Motion carried.

PLAT

Jim Keim's Addition

Lavern Schroeder introduced this two lot subdivision two and half miles north of Benjamin Avenue on 1st Street. A portion of Pierce Street will now be dedicated to the county, with their approval. The remainder of the road is split between neighbors.

Commissioner Spray moved and Beckman seconded to recommend approval of Jim Keim's Addition and its subdivision agreement.

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

NAY: ABSENT: Milander Motion carried.

OTHER BUSINESS

Lyle Lutt presented the 2016-2025 Capital Improvement Plan.

Commissioner Spray moved and Marsh seconded to recommend approval of the 2016-2025 Capital Improvement Plan.

Trent Howard gave the August, 2015 Building Permit Report.

There was no other discussion and Davis moved to adjourn and Marsh seconded. Adjourned at 8:46 a.m.


Faythe Petersen, Secretary/Norfolk Planning Commission