

PLANNING COMMISSION MEETING

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 8th day of March, 2016, beginning at 7:30 a.m.

The Planning Commission Chair, Brian Lundy, called the meeting to order and 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.

Roll call found the following Commission Members present: Brian Lundy, Frank Arens, Barb Marsh, Sue Beckman, Dan Spray, Martin Griffith, Merlin Milander and Bill Fisher. Absent: Maynard Ohl.

Staff members present were: City Planner Val Grimes, Public Works Director Dennis Smith, City Engineer Mark Dolechek and Susan Hansen.

Chair Brian Lundy presided and the Planning Commission Secretary Stacey Hansen recorded the proceedings.

Commission Member, Maynard Ohl, arrived and signed in at 7:32 a.m.

Current Business

Commissioner Spray moved, seconded by Commissioner Beckman to approve the full agenda as printed.

Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Commissioner Beckman moved, seconded by Commissioner Marsh to approve the February 17, 2016 meeting minutes.

Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Election of Chairperson: Commissioner Beckman nominated Brian Lundy, seconded by Commissioner Spray.

Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Election of Vice Chairperson: Commissioner Marsh nominated Sue Beckman, seconded by Commissioner Griffith.

Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Commissioner Beckman moved, seconded by Commissioner Spray to reappoint Stacey Hansen as Planning Commission Secretary.

Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Public Hearings and Related Items

Public Hearing (Amend Comprehensive Plan) (213 N 7th Street)

The Public Hearing was opened at 7:35 a.m. to consider amending the City's Comprehensive Plan from single family residential to commercial on the property located at 213 N 7th Street. Val Grimes, City Planner, presented the amendment request as it is in conjunction with a zone change requesting C-1 (Local Business District) for the location. Current zoning is I-1 so residential use for this location would be considered a non-conforming use.

The location is across the street from some mixed use and commercial office buildings.

No further discussion either in favor or in opposition to the amendment of the Comprehensive Plan.

Chair Lundy closed the hearing at 7:38 a.m.

Commissioner Fisher questioned the fit of a commercial storage building in the area.

Val Grimes showed an aerial of the area presenting a visual of the current larger commercial buildings – and stated that the 200 block particularly the east side of 7th Street seems to be developing into commercial use.

Commissioner Spray moved, seconded by Commissioner Beckman to recommend approval of an amendment to the Comprehensive Plan from single family residential to commercial on the property located at 213 N 7th Street.

Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Public Hearing

(Zone change, 213 N 7th Street, Mercer Development, LLC)

The Public Hearing was opened at 7:41a.m. to consider a zone change from I-1 (Light Industrial District) to C-1 (Local Business District) on property located at 213 N 7th Street at the request of Mercer Development, LLC.

City Planner Val Grimes presented the zone change request as the applicant had an emergency and was unable to attend. She informed the Commissioners the intended use of property would be to construct a storage building with office space.

Cory Keating, 705 W Prospect Ave, questioned the need to change zoning from I-1, as the proposed use would be allowed. Val Grimes explained the preference is not to have industrial zoning right next to residential areas which are located behind the property. The commercial zoning would protect the residential area from permitted industrial uses, and changing to commercial, while still providing a buffer, would also allow smaller setbacks.

No one else appeared either in favor of or in opposition to the zone change request. Chair Lundy closed the hearing at 7:45 a.m.

Commissioner Beckman moved, seconded by Commissioner Griffith to recommend approval of the zone change request from I-1 (Light Industrial District) to C-1 (Local Business District) on property located at 213 N 7th Street.

Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Public Hearing

(Zone change, 1305 N 9th St & 902 W Benjamin Ave, Terry Heimes,
Sandra Heimes, Jeff Heimes and Jennifer Heimes)

The Public Hearing was opened at 7:47 a.m. to consider a zone change from R-1 (Single Family Residential District) to C-3 (Service Commercial District) on property located at 1305 N 9th Street & 902 W Benjamin Avenue at the request of Terry Heimes, Sandra Heimes, Jeff Heimes and Jennifer Heimes.

Terry Heimes spoke to the request of the zone change from R-1 to C-3 and that it would accommodate development plans of the new owners. He also pointed out that the neighboring properties on both the east and west side of the property are zoned commercial.

No one else appeared either in favor of or in opposition to the zone change request. Chair Lundy closed the hearing at 7:50 p.m.

Commissioner Milander moved, seconded by Commissioner Spray to recommend approval of the zone change request from R-1 (Single Family Residential District) to C-3 (Service Commercial District) on property located at 1305 N 9th Street & 902 W Benjamin Avenue.

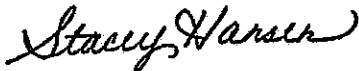
Roll Call: Commission Members: Ayes: Lundy, Arens, Marsh, Beckman, Spray, Ohl, Griffith, Milander and Fisher. Nays: None. Absent: None. Motion carried (9-0).

Other Business

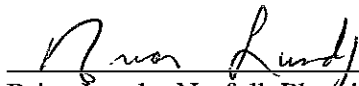
City Planner Val Grimes presented the February 2016 Building Report.

Chair Lundy reminded the Planning Commission about the town hall meeting to be held at the City Council Chambers at 5:30 p.m.

There was no other discussion and Chair Lundy declared the meeting adjourned at 7:53 a.m.



Stacey Hansen, Norfolk Planning Commission Secretary



Brian Lundy, Norfolk Planning Commission Chair