

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 21st day of May, 2019, beginning at 7:30 a.m.

The Planning Commission Chair, Dan Spray, 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: Dan Spray, Kyle Deets, Frank Arens, Zackary Gangwer, Dirk Waite, Mary Hammond, Martin Griffith, Jacob Thone, and Matt Gilmore. Absent: None.

Staff members present were: City Planner Val Grimes, City Engineer Steven Rames, Staff Engineer John Cahill, and Stacey Hansen.

Chair Dan Spray presided and the Planning Commission Secretary Brianna Duerst digitally recorded the audio of the proceedings.

Current Business

Commissioner Griffith moved, seconded by Commissioner Hammond to approve the full agenda.

Roll Call: Commission Members: Ayes: Spray, Deets, Arens, Gangwer, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Motion carried (9-0).

Commissioner Arens moved, seconded by Commissioner Deets to approve the May 7, 2019 meeting minutes.

Roll Call: Commission Members: Ayes: Spray, Deets, Arens, Gangwer, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Motion carried (9-0).

Resolution No. 2019PC-1

Conditional Use Permit – Increase Maximum Building Height
306 and 404 South 25th St – Elkhorn Valley Bank and Trust

Chair Spray read the conditions into the record.

Commissioner Waite moved, seconded by Commissioner Griffith to approve Resolution No. 2019PC-1 to exceed the maximum building height regulations on property addressed as 306 and 404 South 25th Street.

Roll Call: Commission Members: Ayes: Spray, Deets, Arens, Gangwer, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Motion carried (9-0).

Public Hearing

Public Hearing

Amend the Official City Code

Sections 22-20, 23-42, and 23-52 regarding sidewalks and street gradients

Chair Spray opened the public hearing at 7:33 a.m. to consider an amendment to Sections 22-20 and 23-42 of the Official City Code regarding sidewalks; and to amend Section 23-52 regarding street design gradients.

City Engineer Steven Rames spoke to the amendment that would change the minimum sidewalk width from 4 feet to 5 feet sidewalks and stated that many organizations are encouraging healthier living and wider sidewalks for walkability and that Grand Island, Lincoln, and Omaha, among others, have adopted a 5 foot sidewalk standard. Rames explained that neighborhoods that have not been completely built out will continue with the 4 foot standard to match existing properties, and that existing 4 foot sidewalks in need of repair would remain 4 feet.

Rames stated the current minimum street design gradient is .15% but most communities are moving between 0.3% to 0.5% grade which allows for better drainage and shifting of the road as it ages. Rames also explained that current code allows for a maximum 10% grade but as a function of ADA requirements many communities have shifted to an 8% maximum design grade to stay in compliance with ADA.

No one spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:39 a.m.

Commissioner Griffith asked Rames if the additional 1 foot of sidewalk width comes from the owner's property or the terrace. Rames explained property owners would lose 1 foot of terrace. Commissioner Gangwer asked if the amendment has any effect on any current projects. Rames explained that projects that have been approved with a 4 foot requirement on the plat would not be affected, but may encourage builders to construct sidewalks to the new standard.

Commissioner Waite moved, seconded by Commissioner Thone to recommend approval of an amendment to Sections 22-20 and 23-42 of the Official City Code regarding sidewalks; and to amend Section 23-52 regarding street design gradients.

Roll Call: Commission Members: Ayes: Spray, Deets, Arens, Gangwer, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Motion carried (9-0).

Waivers

Hard Surfacing Modification

2010 West Omaha Ave – Black Hills Gas

Shayne Huxoll of Olsson Associates, representing the applicant, spoke to the request stating that there will be a primary entrance off of 20th Street, for both service and deliveries, that will be paved and that the request is for the secondary access off of Omaha Avenue and storage yard. The secondary access would mainly be utilized for delivery trucks unable to make the turn to enter and exit through the same entrance. Huxoll stated the access to the storage yard is approximately 80 feet to the fence.

Rames stated he feels the approach on Omaha Avenue should be paved up to the fence, but has no issue leaving the storage yard unpaved and that it may be beneficial to have that area a permeable surface. Rames also spoke to

the requested sidewalk waiver and said that if that waiver were granted, he feels the sidewalk should be designed and the site graded so when the sidewalk were ordered in there would be no issues.

Commissioner Gilmore asked if there is a standard length for approaches. City Planner Val Grimes explained that per code commercial and industrial projects are required to pave the approach entirely but for waivers that have been granted in the past the standard has been 100 feet of hard surfacing. Commissioners were in agreement that paving the approach up to the fence, approximately 80 feet, would be a fair compromise.

Commissioner Waite moved, seconded by Commissioner Gilmore recommend approval of the hard surfacing waiver at 2010 West Omaha Avenue with the exemption to hard surface the approach to the fence as shown on the site plan.

Roll Call: Commission Members: Ayes: Spray, Deets, Arens, Gangwer, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Motion carried (9-0).

Or Sidewalk Waiver

2010 West Omaha Ave – Black Hills Gas

Commissioners discussed areas of the City where sidewalk waivers have been granted and the need for sidewalks in this area. Rames reminded commissioners that once a waiver is granted, ordering the sidewalks in at a later date involves a more difficult process. Huxoll indicated there are potential challenges with locating the sidewalks on the property line due to existing utilities in that area. Rames stated this may be an area that curbside sidewalk may be appropriate.

Commissioner Waite moved, seconded by Commissioner Gangwer to deny the sidewalk waiver at 2010 West Omaha Ave.

Roll Call: Commission Members: Ayes: Spray, Deets, Arens, Gangwer, Waite, Hammond, Griffith, Thone, and Gilmore. Nays: None. Absent: Motion carried (9-0).

Other Business

City Planner Valerie Grimes presented the April 2019 Building Permit Report.

There was no other discussion and Chair Spray declared the meeting adjourned at 8:11 a.m.



Brianna Duerst, Norfolk Planning Commission Secretary



Dan Spray, Norfolk Planning Commission Chair