
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 5th day of October, 2021, beginning at 7:32 a.m.

Secretary Elizabeth Lienemann 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: Kyle Deets, Melissa Figueroa, Mary Hammond, Martin Griffith, and Jacob Thone. Absent: Dan Spray, Brandon Franklin, Dirk Waite, and Matt Gilmore.

Staff members present were: Val Grimes, City Planner; and Steven Rames, City Engineer.

In absence of the Chair and Vice Chair, Secretary Elizabeth Lienemann asked for nominations for an Acting Chair pro tem to preside over the meeting.

Acting Chair pro tem Martin Griffith presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Current Business

Commissioner Deets moved, seconded by Commissioner Hammond to elect Martin Griffith as Acting Chair pro tem.

Roll Call: Commission Members: Ayes: Deets, Figueroa, Hammond, Griffith, Thone. Nays: None. Absent: Spray, Franklin, Waite, and Gilmore. Motion carried (5-0).

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

Roll Call: Commission Members: Ayes: Deets, Figueroa, Hammond, Griffith, Thone. Nays: None. Absent: Spray, Franklin, Waite, and Gilmore. Motion carried (5-0).

Commissioner Thone moved, seconded by Commissioner Deets to approve the September 21, 2021 meeting minutes.

Roll Call: Commission Members: Ayes: Deets, Figueroa, Hammond, Griffith, Thone. Nays: None. Absent: Spray, Franklin, Waite, and Gilmore. Motion carried (5-0).

Public Hearings

Public Hearing

Zoning Change - A (Agricultural District) to R-R (Rural Residential District)
Generally located ½ mi northwest of the intersection of 49th St. & Benjamin Ave.
Gary & Lynn Carlson, Jacob Carlson

Acting Chair pro tem Griffith opened the public hearing at 7:35 a.m. to consider a zoning change from A (Agricultural District) to R-R (Rural Residential District) on property generally located ½ mile northwest of the intersection of 49th Street and Benjamin Avenue.

David Copple, representing the applicants, spoke to the request. Mr. Copple explained that the parcel is around 34 acres and the Carlson's had the property surveyed to be developed into approximately three 11.6 acre lots. He stated that the area is generally developed with acreages and lies 40 acres south of Eisenhower Avenue.

Commissioner Thone inquired about the access point for the acreages. Mr. Copple noted that he wasn't sure what the Carlson's plan was for access, but he believed it would be off of 49th Street because it is the only street near the property.

Randy Matteo, neighbor to the applicants, stated that three accesses off of the road [49th Street] would be a concern.

No one else spoke in favor or opposition of the request and Acting Chair pro tem Griffith closed the public hearing at 7:40 a.m.

City Engineer, Steven Rames, noted that he and the County Engineer had gone out to the property about a year ago and sited in a single access point. He clarified that he did not have issues with the proposed R-R zoning.

Val Grimes, City Planner, provided an additional overview of the area. She explained that it was located in the Wellhead Protection Area district, which is why only three lots would be permitted because only four wells and four septic systems are allowed per quarter-quarter section. Grimes added that if the Carlson's wanted build one house on the lot as is, they would not need to change zoning. She also noted that if the R-R zoning is approved, there would not be a plat to follow due to the size of the lots.

Commissioner Griffith asked what the Comp. Plan recommends for large acre rural residential. Planner Grimes stated the Comp. Plan calls for R-R to be at the extraterritorial jurisdiction borders as much as possible, and also calls for the area to remain Agricultural. She noted that there is existing Rural Residential in the proximity.

Commissioner Deets moved, seconded by Commissioner Hammond to recommend approval of a zoning change from A (Agricultural District) to R-R (Rural Residential District) on property generally located ½ mile northwest of the intersection of 49th Street and Benjamin Avenue.

Roll Call: Commission Members: Ayes: Deets, Figueroa, Hammond, and Thone. Nays: Griffith.
Absent: Spray, Franklin, Waite, and Gilmore. Motion carried (4-1).

Public Hearing

Zoning Change – R-1 (Single Family Residential District) to R-R (Rural Residential District)
Generally located southeast of the intersection at Highway 35 & East Benjamin Ave. - Aaron Geary

Acting Chair pro tem Griffith opened the public hearing at 7:48 a.m. to consider a zoning change from R-1 (Single Family Residential District) to R-R (Rural Residential District) on property generally located southeast of the intersection at Highway 35 and East Benjamin Avenue.

Aaron Geary, applicant, provided an overview stating that the property is currently zoned R-1 with flood plain to the south and the northern section has access to City Water/Sewer services while the southern currently only has access to water. He explained that he is trying to sell the top six acres of the property for residential development and the access to it is off of the neighboring lot to the east through 25' wide easement off of Benjamin Avenue. He noted that his goal is to sell the six acres, but the new buyer may section it into more lots.

Commissioner Griffith asked Aaron if he was aware that City Council had approved the annexation of land adjacent to his property. Geary stated that he had been approached by Andy Colvin, City Administrator, and Steven Rames, City Engineer, about voluntarily annexing into the City limits and he currently is not opposed to it since they already align with City Codes and regulations.

Commissioner Griffith clarified that the next step for Aaron would be to plat the property based on the result of the zoning change request. City Engineer confirmed.

No one spoke in favor or opposition of the request and Acting Chair pro tem Griffith closed the public hearing at 8:00 a.m.

Commissioner Hammond moved, seconded by Commissioner Thone to recommend approval of a zoning change from R-1 (Single Family Residential District) to R-R (Rural Residential District) on property generally located southeast of the intersection at Highway 35 and East Benjamin Avenue.

Roll Call: Commission Members: Ayes: Deets, Figueroa, Hammond, Griffith, Thone. Nays: None.
Absent: Spray, Franklin, Waite, and Gilmore. Motion carried (5-0).

Public Hearing

Zoning Change – C-3 (Service Commercial District) to R-3 (Multiple Family Residential District)
118 S. 13th Street, Marie Donnelly (Platt)

Acting Chair pro tem Griffith opened the public hearing at 8:03 a.m. to consider a zoning change from C-3 (Service Commercial District) to R-3 (Multiple Family Residential District) on property addressed as 118 S. 13th Street.

City Planner, Val Grimes, spoke to the request. Grimes stated that the property is located south of CVS and is on the edge between C-3 and R-3 zoning. She noted that many houses along 13th Street have been out of residential zoning for a while and turned into office uses; however, some of the uses are still residential. Grimes explained that the applicant wants to renovate and expand their house, but needs to change the zoning in order to do so.

Grimes also noted that the City is starting to look at cleaning up zoning districts along the main corridors. This would mean that if the zoning change is approved, it could revert back to C-3 zoning in the future. Grimes stated that the owner was aware and okay with this.

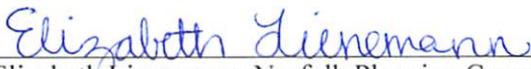
No one spoke in favor or opposition of the request and Acting Chair pro tem Griffith closed the public hearing at 8:04 a.m.

Commissioner Deets moved, seconded by Commissioner Figueroa to recommend approval of a zoning change from C-3 (Service Commercial District) to R-3 (Multiple Family Residential District) on property addressed as 118 S. 13th Street.

Roll Call: Commission Members: Ayes: Deets, Figueroa, Hammond, Griffith, Thone. Nays: None.
Absent: Spray, Franklin, Waite, and Gilmore. Motion carried (5-0).

Other Business

There was no other discussion and Acting Chair pro tem Griffith declared the meeting adjourned at 8:07 a.m.


Elizabeth Lienemann, Norfolk Planning Commission Secretary


Martin Griffith, Norfolk Planning Commission Acting Chair pro tem