

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 19th day of July, 2022, beginning at 7:30 a.m.

Roll call found the following Commission Members present: Dan Spray, Dirk Waite (7:32), Kaycee Kube, Martin Griffith, Jacob Thone, and Cody Ronnfeldt. Absent: Kyle Deets, Chad Bryant, and Brandon Franklin.

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Anna Allen, Assistant City Engineer; Randy Gates, Finance Officer; Melissa Figueroa, Economic Development Assistant; and Katelyn Palmer.

Planning Commission Chair, Dan Spray presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Chair 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.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Chair and all members of the Commission and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was opened to the public.

Current Business

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

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

Commissioner Griffith moved, seconded by Commissioner Thone to approve the July 6, 2022 meeting minutes.

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

Public Hearings

Public Hearing Big Red Keno Area Study

Chair Spray opened the public hearing at 7:31 a.m. to consider the Big Red Keno Area Study.

Finance Officer, Randy Gates, explained that the study was commissioned by Big Red and encompasses an area from Big Red to the wetlands behind it to the mall area.

Andrew Willis, representing the applicant, explained that the study hits nearly all of the criteria needed to be blight and substandard. The average age of the buildings in the area are over 40 years old and 45% of the structures are defined as deteriorating. The floodplain, roads, and sidewalks were considered as part of the study. The summary page found on page 21 of the study indicates that 9 of the 12 blight criteria were met.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:36 a.m.

Finance Officer Gates stated that the study met the criteria to be blight and substandard.

Commissioner Waite moved, seconded by Commissioner Kube to recommend approval of the Big Red Keno Area Study.

Roll Call: Commission Members: Ayes: Spray, Waite, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Deets, Bryant, and Franklin. Motion carried (6-0).

Public Hearing Conditional Use Permit (CUP) – Campground 4608 S. 25th Street, NU-King, LLC

Chair Spray opened the public hearing at 7:36 a.m. to consider a CUP for a campground on property addressed as 4608 S. 25th Street.

Tim Brogan, Brogan Lamml, P.C., representing the applicant, explained that the request for the CUP was due to issues with the company finding employees and housing. The business [King Steel] is located west of the airport and the campground is proposed to go in the southwest corner of the property where there used to be an existing house. The applicant is not attempting to build a campground and is asking for five pads for five RVs with plans to house two employees per RV. Water and electrical are already available due to the house that was located there prior, and the company is currently working with Volkman's regarding the septic system. The RVs are intended for on-site employees to use. This is not a long-term solution and the CUP request is for five years.

John King, president of King Steel, gave an overview of the company and explained the work that they do. He also explained that there are four crews that operate the plant 24 hours/day. The company is trying to find a better way to get employees to stay.

Chair Spray brought up conditions to add to the permit and asked if it would be okay to limit the amount to five concrete pads. King confirmed that would be fine. Spray also asked if it would be acceptable for the RVs to be for employees only. King confirmed that would be fine, but wanted flexibility for employees with families as well. Spray noted that at least one resident of each RV would need to be an employee of the company.

Commissioner Griffith asked if Volkman's had determined the septic system size that would be needed. King explained that they would need to upgrade. The current system can only accommodate two trailers. Commissioner Thone asked how many employees are at the Norfolk location. King explained that currently there were 52 but the number usually hovers around 50. Commissioner Waite asked if access to the pads would be off of East South Airport Road. King confirmed and Brogan noted that they would be using the access from the old acreage.

David Kathol, 55380 Warnerville, explained that he was representing his neighborhood [Warnerville] about $\frac{3}{4}$ mile straight south of King Steel, and expressed concerns about the request including the possibility of the permit exceeding the five years requested.

Brad Wolff, 2802 W. South Airport Rd, spoke in opposition to the request and suggested that housing was available elsewhere in town.

Bob Sobotka, 83721 554th, spoke in opposition to the request citing concerns about the employees' means of transportation to get to town and become involved in the community. He also noted that housing was available elsewhere in town.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 8:01 a.m.

Spray asked what the process is for renewal of a CUP. Planner Grimes explained that the permit would automatically expire after the five years and the company would need to go through the permit process again if they wanted to renew the permit.

The following conditions were to be incorporated into the permit:

- Five total RVs (movable, not permanent)
- Concrete pads
- Property maintenance/ Aesthetics
- Term of five years

Commissioner Waite moved, seconded by Chair Spray to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for a campground on property addressed as 4608 S. 25th Street.

Roll Call: Commission Members: Ayes: Spray, Waite, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Deets, Bryant, and Franklin. Motion carried (6-0).

Plats/Subdivisions

Valley View Apartments Subdivision – Final Plat

Planner Grimes explained that the plat was for the property located on N. 13th Street that recently went through a zone change from R-1 to R-3. She explained that there are four lots for the four apartment buildings.

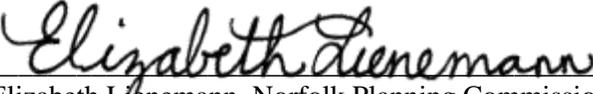
Commissioner Griffith moved, seconded by Commissioner Waite to recommend approval of the final plat of Valley View Apartments Subdivision.

Roll Call: Commission Members: Ayes: Spray, Waite, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Deets, Bryant, and Franklin. Motion carried (6-0).

Other Business

City Planner Valerie Grimes presented the June 2022 Building Permit Report.

There was no other discussion and Chair Spray declared the meeting adjourned at 8:07 a.m.



Elizabeth Lienemann, Norfolk Planning Commission Secretary



Dan Spray, Norfolk Planning Commission Chair