

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 7th day of February, 2023, beginning at 7:30 a.m.

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

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Melissa Figueroa, Business Resource Specialist; and Katelyn Palmer.

Planning Commission Vice-Chair, Dirk Waite presided and the Planning Commission Secretary Elizabeth Lienemann digitally recorded the audio of the proceedings.

Vice-Chair Waite 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 Griffith moved, seconded by Commissioner Thone to approve the full agenda.

Roll Call: Commission Members: Ayes: Deets, Bryant, Waite, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray and Franklin. Motion carried (7-0).

Commissioner Deets moved, seconded by Commissioner Griffith to approve the January 18, 2023 meeting minutes.

Roll Call: Commission Members: Ayes: Deets, Bryant, Waite, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray and Franklin. Motion carried (7-0).

Public Hearings and Related Items

Public Hearings

Zoning Change from C-3 (Service Commercial District) and R-M (Mobile Home District) to I-1 (Light Industrial District)

Conditional Use Permit – Recreational vehicle campground

Generally located at 915 Bonita Drive | Park Mobile Home Court MHC, LLC

Vice-Chair Waite simultaneously opened the public hearings at 7:31 a.m. to consider a zoning change from C-3 and R-M to I-1 and a Conditional Use Permit for a recreational vehicle campground on property generally located at 915 Bonita Drive.

Brandon Schilling (114 Lovel Rd #101, Knoxville, TN 37934) with Saratoga Group, provided a background of his company and a history of the mobile home park. The existing park was built sometime in the 70s and contains 19 acres. The property is currently intermixed with RVs and manufactured homes. The RV use goes back to sometime in the '90s by looking at aerial photography. The property is located in an "Opportunity Zone" which is a federal designated area for investment. The property is surrounded by industrial and commercial uses. The property has historically been used as a drainage pond for sewage. That use has since gone away and been connected to City utilities.

For the proposed development, they are interested in creating a high degree of separation between the existing manufactured home community and existing commercial/industrial uses around the property. They intend to have a nice, landscaped berm on the north and south sides with heavy evergreen trees to buffer views. All the sites will be large and fairly spread out and the density for the proposed park is 300% less dense than the existing community. And the setbacks are 3x what the existing setback is in the community today between the RVs. As well as the perimeter landscaping, they plan to put an indigenous tree on every lot. There will be a dedicated picnic table at each site, the roads will all be paved, and there is a proposed dog park. The existing community today has 88 sites which some have historically been used for RVs. The park will be professionally managed with institutional type operators. There are also age limits (15 years old or newer. Up to 20 years old may be allowed as long as they pass the required criteria) on all incoming RVs. RV applicants will go through a background check in order to pull into the community.

Existing community upgrades include: 10 new homes will be brought in, landscape packages at each new home, tree trimming is scheduled, and plans to remove older units. Once weather begins to improve, the group will go in and begin cleaning the community up.

Commissioner Griffith asked if they will all be owner occupied units. Schilling explained that they are all currently owner occupied and the intention is for them to remain that way. There is a chance that some units may be rented or lease-to-own, but will not be short term rentals.

Commissioner Deets asked if this would be more of an RV park or mobile homes. Schilling explained that the northeast side would be an RV area. Currently all of the intermixed RVs and the intent is to move the RVs out and have different uses (RVs and mobile homes) be on separate lots. They will continue to fill in the south side of the property with mobile homes. Commissioner Deets asked how many spots would be designated for the RVs and how many would be designated for mobile homes. Schilling stated there will be 47 sites on the RV side. They are still working on plans for the mobile home park so they can work with the City to ensure current setbacks are met. Commissioner Deets asked what it will look like when the group takes over the park (because there are current owners/tenants). Schilling explained that on the operational site they will enforce the rules and regulations but don't intend to kick anyone out. They will help them improve their site with resources like paint programs and re-siding homes.

Vice-Chair Waite asked about entrances and exits to the RV park. Schilling explained that there will be access off of Bonita by way of two different roads and showed the proposed layout.

Commissioner Kube asked if there are plans to create roads/pathways/entrances that would connect to the single-family area nearby. Schilling stated that the developer (of the single-family) gave him the impression that, Bonita will not connect to the development – which he prefers. Schilling also noted that the goal is to create a natural landscape buffer. Commissioner Kube asked how long it will take to create the buffer. Schilling noted that there is limited space on the north side but are looking to build up a berm and plant trees that are already 8-9 feet tall to try to create an instant buffer.

Vice-Chair Waite asked about the length of time for RVs to be in the campground. Schilling noted that it will be a mix of both long and short term sites and there will be designated areas for each. There are lots of workers that travel in RVs and need to go through the application process to stay for longer than one month and would have to adhere to the age limits on their RVs.

Commissioner Ronnfeldt asked if there would be a local manager for the park. Schilling stated that a community manager has already been hired and is on site daily. In addition to the local manager, there will also be a regional manager who travels to the area to help support them.

Vice-Chair Waite asked for confirmation that there is water/sewer on site. Schilling stated that the community has already been connected to City water/sewer and the expansion would still be on City water/sewer. Vice-Chair Waite asked for clarification on whether the roads would be paved. Schilling noted that the existing community is paved and the new RV community will be paved, but the RV sites themselves may be a different material. In their other communities, they have used concrete, railroad ties as borders with asphalt millings. But the roads will be paved.

Paul Medelman, representing Medelman's Lake Development, expressed concerns in regard to paving, landscaping/screening, and poor drainage. He noted that he will also be bringing a screened wall along his residential project to separate themselves from the industrial areas. He also noted concern with the request to change the zoning of the property to light industrial. Vice-Chair Waite noted that the general

vicinity is already surrounded by industrial zoning. Medelman noted that he was also concerned about the sewage sludge and whether there would be exposure during construction. Medelman asked if the pads for the trailers will be paved. Schilling noted that it hadn't been decided yet.

Commissioner Ronnfeldt asked Planner Grimes to clarify why this is going to light industrial. Planner Grimes explained that an RV park would be considered a campground. There are two zoning districts, Ag – which you need 40 acres for – or light industrial, that allow a campground. Campgrounds aren't outright permitted in either district, which is why they will also need a Conditional Use Permit on top of the industrial.

Doug Ohlrich (805 Bonita Dr), expressed concerns explaining that the previous owner had taken dirt off of the lagoon, which affected drainage onto his property. He also shared concerns with the location of the dog run and whether there would be limited hours. He also shared concerns with parking related to the previous owner.

Brandon Keech (1209 Miles Dr), spoke in opposition to the request. He explained that he is a lot owner in the single-family development and noted that TIF financing was used for the development. The City recognized the region as a deteriorating area and wanted to incentivize investment into it. He stated that though the lot owners did recognize that there was a mobile home court in the area, he believes that expanding the operation will further the deterioration of the area. He also expressed concerns with the company being from out of state.

No one else spoke in favor or opposition of the request and Vice-Chair Waite simultaneously closed the public hearings at 8:25 a.m.

Commissioner Kube asked Planner Grimes to explain the history and the need to separate the RVs from the mobile homes. Planner Grimes explained that R-M zoning does not permit RVs and is intended for a truly mobile home park. Years ago, workforce RVs were temporarily allowed to come in and seemed to have stayed. She also noted that there have been comments from a couple of people living in the community with concerns about the RVs being allowed to come and go in their neighborhood. The violation process had been started with the previous owners. They made it through some of the process but then fell away and another violation letter was sent. The new owners weren't aware of the current violations and they are trying to bring the park into compliance by separating the two. Commissioner Kube clarified that it's not necessarily an expansion per se, more so organizing an area for RVs that are currently in violation of the R-M area.

Commissioner Griffith noted that there had also been concerns about emergencies and emergency vehicles in the past.

Commissioner Deets asked Planner Grimes to pull up the Comprehensive Plan. Grimes showed that the area called for mobile home (which is distinguished as multi family because the Comp Plan doesn't show mobile home), industrial, and public (County/highway) uses.

Commissioner Kube asked how far the buffer would be from the start of the single family residential area. Planner Grimes stated that it is about 350 feet to the start of the R-2 zoning and the closest it would be is about 175-200 feet. Commissioner Waite brought up Medelman mentioning that there would also be screening through his R-2 area.

Commissioner Deets asked if the only option is I-1. Planner Grimes explained that it is the cleanest route.

Vice-Chair Waite asked if the current zoning of the proposed park is R-M. Planner Grimes explained that the previous owners had changed it to C-3 (a step down from I-1) for RV storage on the property. Commissioner Kube asked for clarification that the zone couldn't be changed to R-M with a Conditional Use Permit on top. Planner Grimes noted that they could change to R-M if they took away the extra lot undoing the plat and took out the previous zoning, changing it back to R-M, then it would still be a Conditional Use Permit but the version isn't as clean. This would require a very specific lot layout for the whole property and potentially a Planned Development overlay. Planner Grimes suggested that instead of going this route, asking the applicant for an updated site plan with specific items and changes to attach to the Conditional Use Permit. She also explained that it would be better to get it taken care of sooner to help with the violations that they are trying to fix.

Vice-Chair Waite acknowledged that there were expensive properties being built nearby, but from an aesthetic viewpoint, this would be an improvement. He again noted that there is I-1 and I-3 all throughout that area. Commissioner Deets expressed concerns about what this would do thinking about the future of this area. Commissioner Griffith also noted that there are already two properties that are I-1 between the residential area and the property in question. Commissioner Kube added that the area is listed as Industrial in the Comp Plan.

City Engineer, Steven Rames, reiterated that Bonita Drive will never connect into Medelman's Lake. He also noted that the Ohlrich property is located in a County Industrial Tract which is a whole other layer on top of an Industrial tract.

Vice-Chair Dirk noted that with all the other I-3 property around, if they were to change this to I-1, and 20 years down the road someone wants to come in buy it for a different use – the same could be said about neighboring properties.

Commissioner Kube asked Planner Grimes for clarification that if they were to do a Planned Development there would be less restrictions. Planner Grimes explained that there would be more restrictions for the applicant and they would have to provide a plan for the whole property. Commissioner Kube then clarified that with their current request, they would only need to provide a plan for the [current] C-3 property and not for the whole R-M. Planner Grimes confirmed.

Commissioner Deets asked what the problem would be with having them lay it all out now as opposed to of piece-mealing it. He also noted that there was opposition and he didn't have a lot of clarity on what it was going to look like. A little more clarity, more detailed plans, would be helpful.

Commissioners then discussed their options for how to proceed with the request, and ultimately agreed on tabling the request until more detailed plans could be provided by the applicant.

Commissioner Deets moved, seconded by Commissioner Kube to table the request for a zoning change from C-3 and R-M to I-1 on property generally located at 915 Bonita Drive.

Commissioner Deets moved, seconded by Commissioner Kube to table having City staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for a recreational vehicle campground on property generally located at 915 Bonita Drive.

Roll Call: Commission Members: Ayes: Deets, Bryant, Waite, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray and Franklin. Motion carried (7-0).

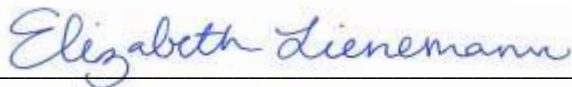
La Bonita RV Park Addition – Final Plat

Commissioner Deets moved, seconded by Commissioner Kube to table recommendation of the La Bonita RV Park Addition Final Plat.

Roll Call: Commission Members: Ayes: Deets, Bryant, Waite, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray and Franklin. Motion carried (7-0).

Other Business

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 8:54 a.m.



Elizabeth Lienemann, Norfolk Planning Commission Secretary



Dirk Waite, Norfolk Planning Commission Vice-Chair