
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 18th day of July, 2023, beginning at 7:30 a.m.

Roll call found the following Commission Members present: Chad Bryant, Dirk Waite, Martin Griffith, Jordan Mason, and Cody Ronnfeldt. Absent: Dan Spray, Kayla Ramsay, Brandon Franklin, and Kaycee Kube.

Staff members present were: Valerie Grimes, City Planner; Anna Allen, Assistant City Engineer; Steven Rames, City Engineer; Pat Boyle, Project Engineer; and Katelyn Palmer, Permits Technician.

Planning Commission Vice-Chair, Dirk Waite presided and the Planning Commission Secretary Katelyn Palmer 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 Bryant to approve the full agenda.

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

Commissioner Griffith moved, seconded by Commissioner Bryant to approve the July 5, 2023 meeting minutes.

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

Resolution No. 2023PC-5
Conditional Use Permit - Storage & warehousing of non-hazardous material
1906 W Omaha Ave | PAL Properties, LLC

Vice-Chair Waite asked if there was any comment regarding this item, before reading items into record. City Planner, Valerie Grimes stated the applicant was present, and to come up with any questions he had.

Kevin Langel, applicant, spoke on behalf of this project. He explained that the property will be L-shaped, including 13 oversized storage units, not for business use and strictly storage, such as for campers or boats. There will be one - 40 x 80 structure for himself, as he's recently sold his business and needs a place to operate, such as working on classic cars. All storage will be inside the units only, no outside storage.

With the conditions shown overhead to the public, Langel asked about condition #5 regarding the fence. He explained that the neighboring property to the North has a current fence, and that if he would install one, they would be parallel to each other. However, he was open to the idea of installing one if they wanted to remove theirs. The current fence was part of Eco-Lux and installed due to being a hotel.

No one else spoke on this request. Vice-Chair Waite reminded the applicant he will need to follow the rules of the Highway Corridor Overlay District when submitting Building Permits. After reviewing the rest of the conditions on the screen, all else were okay, with the removal of condition #5.

Conditions were listed overhead, while also being posted in the Agenda and on website.

Commissioner Ronnfeldt moved, seconded by Commissioner Griffith to approve Resolution No. 2023PC-5 for a Conditional Use Permit for storage & warehousing of non-hazardous material on property addressed as 1906 W Omaha Ave, with the redaction of condition #5.

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

Plats/Subdivisions

Madison Villas 2nd Addition – Final Plat

City Planner, Valerie Grimes explained this plat would be specifically for 3 lots only, that are currently duplex lots, but replating as single family attached, so the lot line goes down center. This is being done so each side can be sold individually.

Commissioner Griffith moved, seconded by Commissioner Ronnfeldt to recommend approval of the final plat of Madison Villas 2nd Addition.

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

Boyle's Addition – Final Plat

City Planner, Valerie Grimes explained this property is currently divided into 3 lots, and that this plat will combine all into 1 lot, to construct an accessory building.

Commissioner Ronnfeldt moved, seconded by Commissioner Bryant to recommend approval of the final plat of Boyle's Addition.

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

Waivers

Sidewalk Waiver

1809 Koenigstein Avenue | Gretchen M. Sandall

David Copple, who spoke on behalf of the applicant, Gretchen M Sandall, explained that the home was just recently built. The sidewalk waiver is being applied for, as none of the neighboring properties have sidewalks installed and this would be the first. The applicant understands that if the City instructs that sidewalks need to be installed, they will install them.

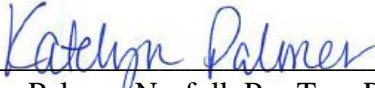
Commissioner Griffith moved, seconded by Commissioner Bryant to recommend approval of the sidewalk waiver requested by Gretchen M Sandall for property located at 1809 Koenigstein Ave.

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

Other Business

City Planner Valerie Grimes presented the May 2023 Building Permit Report.

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:57 a.m.



Katelyn Palmer, Norfolk Pro Tem Planning Commission Secretary



Dirk Waite, Norfolk Planning Commission Vice-Chair