
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 22th day of August, 2023, beginning at 7:30 a.m.

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

Staff members present were: Valerie Grimes, City Planner; Anna Allen, Assistant City Engineer; Steven Rames, City Engineer; Sarah Wortmann, Planning Commission Secretary; 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: Waite, Bryant, Franklin, Kube, Griffith, Mason and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (7-0).

Commissioner Griffith moved, seconded by Commissioner Ronnfeldt to approve the August 8, 2023 meeting minutes, with the correction of the word Statue to Statute on page 7 and the correction of Commissioner Griffith stating “that many restaurants and bars downtown utilize *public* parking” page 9.

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

Resolution No. 2023PC-6

Conditional Use Permit – Storage facility

1806 E. Omaha Ave | Bernard G & Carol J Wrede, Trustees of the Bernard & Carol Wrede Living Trust

Vice-Chair Waite read into record the terms of the Conditional Use Permit.

Commissioner Ronnfeldt moved, seconded by Commissioner Bryant to approve Resolution No. 2023PC-6 for a Conditional Use Permit for a storage facility on property addressed as 1806 E. Omaha Ave.

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

Public Hearings

Public Hearing

Downtown Area Study

Vice-Chair Waite opened the public hearing at 7:37 a.m. to consider the Downtown Area Study.

Jeffrey Ray, JEO Consulting Group, explained that under The Nebraska Community Development Law, you can create a Blighted & Substandard determination study for two reasons: One is for the use of Tax Increment Financing (TIF) and the other is for the removal of blighted & substandard under federal HUD guidelines for downtown revitalization, which is what is behind this Blighted & Substandard Downtown Area Study.

Jeffrey Ray also explained that the study hits nearly all the criteria needed to be blighted and substandard. The average age of the buildings in the area are over 40 years old and 71% of the structures are defined as deteriorating. The summary page found on page 20 of the study indicates that 9 of the 12 blight criteria were met, and 3 of the 4 substandard criteria were met.

City Planner, Valerie Grimes, also confirmed that this is just an update to the current Blighted & Substandard study, due to a grant with the Economic Development, as the current study is over 10 years old. Ray also confirmed there is no plan currently for Tax Increment Financing (TIF) in the Downtown area.

No one else spoke in favor or opposition of the request and Vice-Chair Waite closed the public hearing at 7:52 a.m.

Commissioner Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of the Downtown Area Study.

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

Plats/Subdivisions

Leon's Addition – Final Plat

LaVern Schroeder, representing the applicant, explained that there is a large lot with a house and garage currently, and they are wanting to split the area into two tracts to eventually have a second building.

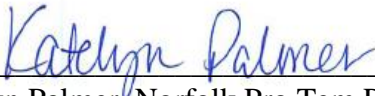
Commissioner Ronnfeldt moved, seconded by Commissioner Mason to recommend approval of the final plat of Leon's Addition.

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

Other Business

City Planner, Valerie Grimes presented the July 2023 Building Permit Report.

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:55 a.m.



Katelyn Palmer, Norfolk Pro Tem Planning Commission Secretary



Dirk Waite, Norfolk Planning Commission Vice-Chair