

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 April, 2023, beginning at 7:30 a.m.

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

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Randy Gates, Finance Officer; 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 Griffith moved, seconded by Commissioner Waite to approve the full agenda.

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

Commissioner Waite moved, seconded by Commissioner Bryant to approve the March 21, 2023 meeting minutes.

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

Public Hearings

Public Hearing

Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project

Chair Spray opened the public hearing at 7:30 a.m. to consider the Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project.

Randy Gates, Finance Officer, explained that the property is located at the northeast corner of Phillip Avenue and 5th Street and is approximately 8/10 of an acre. The redevelopment project will consist of demolishing the existing building and concrete and the construction of a 30-unit apartment complex. The Comprehensive Plan designates the area for mixed-use which encompasses a wide variety of uses. The property is zoned R-3 which is appropriate for an apartment building.

Kelby Herman, explained that it will be a 3-story, 30-unit apartment building with part of it being used for the WSC Growing Together program and part will be market-rate housing.

No one else spoke in favor or opposition of the request and Chair Spray closed the public hearing at 7:35 a.m.

Commissioner Waite moved, seconded by Commissioner Griffith to recommend approval of the Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project.

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

Waivers

Sidewalk Waiver

3414 W. Nucor Road | Trevor & Elizabeth Osten

Trevor Osten, applicant, explained that he is requesting a sidewalk waiver on his property. The area where the sidewalk would be required is about 10 feet on the east part of the property. The property is located off a county road and he would like the requirement waived.

Chair Spray asked if there was any other sidewalks in the area near the property. Planner Grimes stated that there are currently no other sidewalks in that area.

Commissioner Waite moved, seconded by Commissioner Thone to recommend approval of the sidewalk waiver requested by Trevor and Elizabeth Osten for property located at 3414 W. Nucor Road with the following conditions:

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

Other Business

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

There was no other discussion and Chair Spray declared the meeting adjourned at 7:39 a.m.



Elizabeth Lienemann, Norfolk Planning Commission Secretary



Dan Spray, Norfolk Planning Commission Chair