

## 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 21st day of March, 2023, beginning at 7:30 a.m.

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

Staff members present were: Val Grimes, City Planner; Steven Rames, City Engineer; Anna Allen, Assistant City Engineer; Melissa Figueroa, Business Resource Specialist; Randy Gates, Finance Officer; Gary Bretschneider, Housing Director; 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: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

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Commissioner Griffith moved, seconded by Commissioner Bryant to approve the March 7, 2023 meeting minutes.

Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

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## Public Hearings

### Public Hearing

#### Redevelopment Plan for the Kensington Building Redevelopment Project

Vice-Chair Waite opened the public hearing at 7:31 a.m. to consider the Redevelopment Plan for the Kensington Building Redevelopment Project.

Randy Gates, Finance Officer, explained that the project site consists of about one acre at the northeast corner of Norfolk Avenue and 4<sup>th</sup> Street. The project will consist of the restoration and redevelopment of the Kensington apartment building into a boutique hotel with approximately 62 rooms, restaurant, 2,700 square feet of meeting space, a fitness room, and a business center. The developer intends to purchase the property from the Norfolk Housing Agency and preserve the historic façade. Fourth Street, in front of the building, will be reconfigured with a drop-off lane. Additional changes to traffic include landscaping, and improvements to sidewalks, curb and gutter. Total cost for the eligible improvements is about \$2.6 million. The total project cost is right over \$14 million. The redeveloper is requesting TIF of \$1,950,000. Without TIF, the projected ROI ranged from -.7% to 6.4% over the first five years following stabilization. With TIF, the projected ROI ranged from -1.2% to 10.3%. The Comp. Plan shows the area as mixed use and the project fits within that description. The property is zoned C-2, Central Business District, and no re-zoning is necessary.

Andrew Willis, representing HCI, explained that the project renovates and reserve a historic building and re-develops and re-uses it in a way that is beneficial to both the redevelopment team and to the city. The keys of the project are renovation of the building, public improvements on the street, and reconfiguring the drop-off lane. The goal is to begin construction this year and finish the project by early 2025.

Alexcia Bogs, HCI, spoke in favor of the project.

Vice-Chair Waite asked if they had worked with the Housing Authority to relocate the past tenants. Willis confirmed that all tenants have been relocated and there are currently no tenants living there.

Vice-Chair Waite inquired about the parking. Willis explained that the plan is to purchase the adjacent parking lot from the City for \$1 to use for parking. The City would retain the option to buy it back for the dollar. There would be enough spots for the hotel, but if they needed additional City parking, they would have the option to reacquire the lot. As long as it stays a hotel, that is the plan. Commissioner Ronnfeldt asked if it can be used as public parking or if it is strictly for the hotel. Willis noted that the parking will already be tight for hotel guests and that other public parking options are available nearby.

Commissioner Ronnfeldt asked if the stop lights would be turned into stop signs at the intersection of Norfolk Avenue and 4<sup>th</sup> Street. Steven Rames, City Engineer, explained that it is a potential, but they won't be evaluating that until after the work on 1<sup>st</sup> Street is completed.

No one else spoke in favor or opposition of the request and Vice-Chair Waite closed the public hearing at 7:44 a.m.

Commissioner Thone stated, as it relates to TIF funding, he has an understanding that there is an upper limit that the City has. He asked Finance Officer Gates to clarify. Finance Officer Gates explained that the TIF bonds for

this project will be limited to \$1,950,000 and it is already located in an area that has been designated as blighted and substandard for about 15 years.

Commissioner Ramsay asked once something is determined to be blighted and substandard how long the determination lasts. Finance Officer Gates explained that once the redevelopment happens, the City can remove the BSS designation after the TIF bonds are collected.

Commissioner Thone moved, seconded by Commissioner Kube to recommend approval of the Redevelopment Plan for the Kensington Building Redevelopment Project.

Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

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### **Plats/Subdivisions**

#### Northeast Nebraska Federal Credit Union's Addition – Final Addition

LaVern Schroeder, representing the applicant, explained that the request is for a basic change in the lot line. They are taking Tax Lot 4 and the East 20 feet of Tax Lot 3 and combining them into one lot. This property was the old Dairy Queen site.

Planner Grimes also noted that this is getting rid of the lot line that goes through the property, so they don't have that to worry about for setbacks.

Commissioner Griffith moved, seconded by Commissioner Franklin to recommend approval of the final plat of Northeast Nebraska Federal Credit Union's Addition.

Roll Call: Commission Members: Ayes: Ramsay, Bryant, Waite, Franklin, Kube, Griffith, Thone, and Ronnfeldt. Nays: None. Absent: Spray. Motion carried (8-0).

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### **Other Business**

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

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:51 a.m.

  
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Elizabeth Lienemann, Norfolk Planning Commission Secretary

  
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Dirk Waite, Norfolk Planning Commission Vice-Chair