

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 2nd day of May, 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; Nick Stevenson, Communications Manager; 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).

Commissioner Kube moved, seconded by Commissioner Bryant to approve the April 18, 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).

Public Hearings

Public Hearing

Zoning Change – A (Agricultural District) & R-R (Rural Residential District) to R-R
2005 Crown Road | Brooke Sherbeck

Vice-Chair Waite opened the public hearing at 7:30 a.m. to consider a zoning change from A and R-R to R-R on property addressed as 2005 Crown Road.

City Planner, Val Grimes, explained that the property is in Stanton County and the request would be cleaning up the property. There are a couple of chunks of R-R and the rest is Ag. The request is to re-zone it all to R-R.

Randy Anderson (3301 E. Hwy 24), expressed concerns about whether the request will affect his property and whether he will have to apply for permits through the City for things he wants to do on his property. He also inquired about drainage in the area.

Planner Grimes explained that he is already in the City's jurisdiction and would have to apply for a permit through the City. She also explained the zoning of his property and that the request from Sherbeck would not affect his property.

Anderson noted that Sherbeck had begun work without applying for a building permit for the property. Planner Grimes explained that the Sherbeck's have been working with the City for a while and had pulled permits for their project.

No one else spoke in favor or opposition of the request and Vice-Chair Waite closed the public hearing at 7:39 a.m.

Commissioner Griffith asked how close the property is to the edge of the ETJ. Planner Grimes explained that the property is right on the ETJ line.

Commissioner Kube asked if there have been discussions or concerns brought up about the water flow issue. Planner Grimes stated that she was not aware of any. She added that the floodplain is changing, probably, in the next couple of years and the applicants are aware of that. They currently don't need a floodplain permit, but they will be building up in preparation of the floodplain changing.

Commissioner Thone moved, seconded by Commissioner Griffith to recommend approval of a zoning change from A and R-R to R-R on property addressed as 2005 Crown Road

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

Plats/Subdivisions

Sherbeck Subdivision – Final Plat

Planner Grimes explained that the plat goes along with the prior zoning change. There is an existing house on Lot 3 and a house being built on Lot 1. There are currently no plans to build on the center parcel.

Commissioner Kube moved, seconded by Commissioner Thone to recommend approval of the final plat of Sherbeck Subdivision.

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

Big Red Keno Subdivision – Final Plat

Jeff Ray (JEO), representing the applicant, explained that the property is currently one big piece of land that is partially built upon. There are development plans for the rear nine-acre piece. The intention is to split off the smaller piece due to different ownership. He noted that it is a bit of a complicated site – from an access perspective and wetlands on the site – and the applicant will be coming back later as the project progresses.

Commissioner Ronnfeldt moved, seconded by Commissioner Griffith to recommend approval of the final plat of Big Red Keno Subdivision.

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

Other Business

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:47 a.m.


Elizabeth Lienemann, Norfolk Planning Commission Secretary


Dirk Waite, Norfolk Planning Commission Vice-Chair