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## 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 5th day of March 2024, beginning at 7:30 a.m.

Roll call found the following Commission Members present: Bryant, Waite, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin, Spray

Staff members present were: Valerie Grimes, City Planner; Steve Rames, City Engineer, Anna Allen, Assistant City Engineer, Mikah Wheeler, Economic Development Coordinator, Sarah Wortmann, Planning Commission Secretary; and Katelyn Palmer, Permits Technician.

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.

Vice-Chair Waite presided, and the Planning Commission Secretary Sarah Wortmann digitally recorded the audio of the proceedings.

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 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.

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### Current Business

Election of Chairperson: Commissioner Ronnfeldt nominated Commissioner Waite; seconded by Commissioner Griffith.

Roll Call: Commission Members: Ayes: Bryant, Waite, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin and Spray. Motion carried (6-0)

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Election of Vice-Chairperson: Commissioner Kube nominated Commissioner Ronnfeldt; seconded by Commissioner Bryant.

Roll Call: Commission Members: Ayes: Bryant, Waite, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin and Spray. Motion carried (6-0)

Vice-Chair Ronnfeldt moved, seconded by Commissioner Kube to appoint Sarah Wortmann as Planning Commission Secretary.

Roll Call: Commission Members: Ayes: Bryant, Waite, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin and Spray. Motion carried (6-0)

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Commissioner Griffith moved, seconded by Commissioner Mason to approve the full agenda.

Roll Call: Commission Members: Ayes: Bryant, Waite, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin and Spray. Motion carried (6-0)

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Commissioner Kube moved, seconded by Vice-Chair Ronnfeldt, to approve the February 21, 2024, meeting minutes.

Roll Call: Commission Members: Ayes: Bryant, Waite, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin and Spray. Motion carried (6-0)

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Resolution No. 2024PC-2  
Conditional Use Permit – Asphalt hot-mix facility  
One quarter mile west of South Victory Rd. on East Monroe Ave. | Midwest Coatings Company, Inc.

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

Vice-Chair Ronnfeldt moved, seconded by Commissioner Bryant to approve Resolution No. 2024PC-2 to operate an asphalt hot-mix facility at property generally located one quarter mile west of South Victory Road on East Monroe Avenue.

Roll Call: Commission Members: Ayes: Bryant, Waite, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin and Spray. Motion carried (6-0)

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### **Public Hearings**

Public Hearing  
Zoning Change – R-R to I-1  
83773 557<sup>th</sup> Ave. | Donald Gerdes

Chair Waite opened the public hearing at 7:41 a.m. to consider a request from Donald Gerdes for a zoning change from R-R (Rural Residential District) to I-1 (Light Industrial District) on property addressed as 83773 557<sup>th</sup> Ave.

Donald Gerdes, applicant, explained he is expanding his powder coating business and would like to add an addition to his shop.

Chair Waite asked what is prohibiting this currently. City Planner, Val Grimes, explained the property is currently zoned rural residential which prohibits a commercial business to be able to have employees in residential zoning. There is no plat for this because state statute states if land is over ten-acres no re-plat is needed. The surveyor was able to get both tracts just over ten acres. She explained if the entire property is zone changed to I-1 the residence would become non-conforming, which is why only one of the new tracts is being zone changed.

Loren Bosler, 83688 557<sup>th</sup> Ave., stated he is not in opposition of the business but is concerned the property will not remain clean or kept up.

Dana Larsen, 800 E South Airport Road, stated her concerns of vehicles along the shared fence line and the property beginning to look like a junk yard.

Craig Larsen, 800 E South Airport Road, stated his concerns about the gas, diesel and oil from old semi-trucks that have been parked in the same spot for many years.

No one else spoke in favor or opposition of the request and Chair Waite closed the public hearing at 7:59 a.m.

Vice-Chair Ronnfeldt stated there are no vehicles located in the area the applicant is asking to re-zone.

Vice-Chair Ronnfeldt moved, seconded by Commissioner Bryant, to recommend approval of a zoning change from R-R to I-1 on property addressed as 83773 557<sup>th</sup> Ave.

Chair Waite declared a conflict of interest and abstained from the vote.

Roll Call: Commission Members: Ayes: Bryant, Kube, Griffith, Mason and Ronnfeldt. Absent: Sock, Franklin and Spray. Abstaining: Waite. Motion carried (5-0-1)

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### **Other Business**

There was no other discussion and Chair Waite declared the meeting adjourned at 7:59 a.m.



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Sarah Wortmann, Norfolk Planning Commission Secretary



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Dirk Waite, Norfolk Planning Commission Chair