
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 19th day of March 2024, beginning at 7:30 a.m.

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

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

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.

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.

Current Business

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

Roll Call: Commission Members: Ayes: Waite, Sock, Kube, Griffith, Ronnfeldt. Nays: None. Absent: Bryant, Spray, Franklin and Mason. Motion carried (5-0)

Commissioner Kube moved, seconded by Sock, to approve the March 5, 2024, meeting minutes.

Roll Call: Commission Members: Ayes: Waite, Sock, Kube, Griffith, Ronnfeldt. Nays: None. Absent: Bryant, Spray, Franklin and Mason. Motion carried (5-0)

Public Hearings

Public Hearing

Extremely Blighted Determination Study
1st St. and Norfolk Ave.

Chair Waite opened the public hearing at 7:31 a.m. to consider the Extremely Blighted Determination Study for property generally located in the Northeast corner of 1st St. and Norfolk Ave.

Mark Otto, MUUD, LLC., explained he is creating a pedestrian mall which would connect the riverfront to Norfolk's main street. This would include 25,000 square feet of commercial space for retail stores and restaurants along with 130 residential units bringing an older European feel to downtown. Otto explained the census data used in the extreme blighted study. He explained the same data methodology used with this has been used in the Lincoln, Omaha, Grand Island, North Platte, and Norfolk studies. Otto stated the property is not being extremely blighted for a profit margin, but the extreme blight is what it will take to bring the project together and do the project correctly. This project is being designed to be sold in segments someday, which helps an area grow quicker versus waiting for it to deteriorate and then a developer comes in and renovates all at once.

Arnie Robinson, Greater Nebraska Economic Development Foundation, stated it is an outstanding use of TIF dollars and the renovation for this property fits all the standards of the blight and tax opportunities.

Candice Alder, City of Norfolk, Economic Development Director, shared feedback from the City's TIF attorney, Michael Sands, stating he reviewed the extremely blight area study and assuming the data is accurate the study is in good shape because the area is already determined blighted and substandard. The analysis has two considerations and that is 200% state rate for unemployment and 20% poverty rate. The study covers both with appropriate details and support.

No one spoke else spoke in favor or opposition of the request and Chair Waite closed the public hearing at 7:41 a.m.

Chair Waite stated no new development has been made to the area and if not now, then when, if TIF qualifications are met.

Commissioner Sock agreed this development would be a great addition to the City of Norfolk.

Commissioner Kube acknowledged the due diligence and extra work put into making sure it was meeting the extremely blighted standards.

Vice-Chair Ronnfeldt moved, Seconded by Commissioner Griffith to recommend approval of the Extremely Blighted Determination Study for property generally located in the Northeast corner of 1st St. and Norfolk Ave.

Roll Call: Commission Members: Ayes: Waite, Sock, Kube, Griffith, Ronnfeldt. Nays: None. Absent: Bryant, Spray, Franklin and Mason. Motion carried (5-0)

Waivers

Sidewalk Waiver

Todd and Cheryl Luedeke | 3530 E. Highway 24

Grimes explained the property was recently re-platted and rezoned, along with any new plat is the sidewalk requirement. Todd Luedeke asked for the waiver due to there being no other sidewalks in the area.

Waite said he doesn't think its appropriate for a sidewalk. Griffith stated it will be a while before there is any abutting sidewalks. Grimes explained a standard waiver would be written and presented to the City Council. The waiver includes no landscape, tress, rocks, or buildings where sidewalk would go in the future, but council could order it in at any time.

Vice-Chair Ronnfeldt moved, seconded by Commissioner Kube to recommend approval of the sidewalk waiver requested by Todd and Cheryl Luedeke at property addressed as 3530 E. Highway 24.

Roll Call: Commission Members: Ayes: Waite, Sock, Kube, Griffith, Ronnfeldt. Nays: None. Absent: Bryant, Spray, Franklin and Mason. Motion carried (5-0)

Other Business

City Planner Valerie Grimes presented the February 2024 Building Permit Report.

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



Sarah Wortmann, Norfolk Planning Commission Secretary



Dirk Waite, Norfolk Planning Commission Chair