

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The July 18, 2019 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Grant at 7:03 p.m. in the Madison County Zoning Office Conference Room, 1112 Bonita Drive, Norfolk, Nebraska.

Call To Order/Roll Call- Consideration and/or action on:

Present: Grant, Griffith, Acklie, Abler, Prauner, Oswald, and Flood

Absent: Schapman, Milander and Westerman

Also Present: Jerry Guenther, Ryan Wolken, Planning and Zoning Office Assistant Jennie Martinez.

Open Meetings Act: Grant pointed out the Open Meetings Act that will be followed.

Proof of Publication: Grant stated the Proof of Publication Notice was published in the Norfolk Daily News.

Minutes-June 20, 2019: The minutes of the June 20, 2019 Madison County Joint Planning Commission meeting were presented.

Motion made by Acklie to approve minutes with corrected name spelling and seconded by Griffith to approve the minutes.

Vote taken. Grant, Griffith, Acklie Abler, Prauner, Oswald and Flood Voted "Aye" none vote "Nay". Motion carried.

Heather states that Scott Schmidt Poultry requested to be removed from the Agenda. She asks for a motion to remove the Public Hearing for Scott Schmidt Poultry.

Abler makes a motion to amend the Agenda and remove the Public Hearing for Scott Schmidt Poultry. Prauner seconds the motion. Vote taken. Members Grant, Oswald, Acklie, Griffith, Flood, Abler and Prauner voted "Aye" none vote "Nay". Motion carried.

Grant reads the next Public Hearing.

The purpose of this hearing is to receive public comments concerning the application of Ryan & Mashaela Wolken for a Final plat for Wolken's Subdivision on property described as PT of the SW ¼ of

Section 18, Township 23, Range 4 West of the 6th P.M., Madison County, Nebraska. This property is located at 55275 837th Rd Norfolk, Ne.

Heather states that the applicants requested to split the property into additional parcels. There have been several lot splits in the past and our regulations do not allow a lot split of a lot split therefore the property had to be re-platted. A subdivision was the easiest way to clean up the legal descriptions and make everything compliant; therefore just need a motion and vote for the final plat to advance to the county board for approval.

Acklie clarifies that the property is in the Southeast and not the Southwest.

7:09p.m. Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Ryan Wolken states that he is in favor.

Wolken states that they are adding onto the house and according to the banker; it was suggested splitting the house off the rest of the property.

Acklie asks if there are still two houses on this parcel.

Wolken states that there are actually three houses; two of which they own and one that Hintz's own. He shows the location of the houses on the map.

Heather suggests that the wording on the survey be changed. She states that the survey is correct but wording in regards to the location is causing some confusion.

Heather explains what all has been done to this property; Lotsplit, Lot Boundary changes. She shows the changes on the map.

Abler clarifies the zoning classification for the property.

Heather states that there is a Conditional Use Permit for the property and it is considered Agri-Tourism. She states that it is not commercial.

Heather states that this is the same as when someone has a ¼ of ground and refinances and the bank states that they need to split off the area where the house is. She states that this property had to be handled different because of all the things that have been done to the property. She states that nothing extra will be built on the property. They are just splitting the house off.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

7:20 p.m. Grant closes the Public Hearing.

Prauner asks if we can get in a density problem.

Heather states that it is not a density issue because nothing is being built.

Prauner asks what would happen if someone else comes in and wants to build on it, will there be a problem.

Heather states that there is no place to build.

Abler states that there are two new houses and one old one and no more can be added.

Acklie asks what the density is.

Heather states that two house are allowed.

Acklie states that there are already three.

Heather states that the cabin that is there was allowed previously because it was part of the pumpkin patch. She states that there will be no more houses.

Abler makes a motion to amend the legal to the survey and recommend approval of the final plat for Wolken's Subdivision. Prauner seconds the motion. Vote taken. Members Grant, Oswald, Acklie, Griffith, Flood, Abler and Prauner voted "Aye" none vote "Nay". Motion carried.

Other Business:

Building Permits are discussed.

The August 2019 Planning Commission meeting date is discussed and decides to hold the next meeting on the 4th Thursday; August 22, 2019.

Problem Property is discussed.

Flood Plain is discussed.

Prauner makes a motion to adjourn.

Abler seconds the motion. Vote taken. Members Grant, Oswald, Acklie, Griffith, Flood, Abler and Prauner voted "Aye" none vote "Nay". Motion carried.

7:53 p.m. Meeting adjourned.

