

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The January 16, 2020 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Grant at 6:00 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: Abler, Acklie, Grant, Griffith, Prauner, Oswald, Westerman, Schapman and Flood

Absent: Milander

Also Present: Jim Kirsch, Deb Kirsch, Patrick Dalseth, Neal Acklie, Jeff Veskrna, Michael Shonka, Larry Walker, Paula Biehle, Brenda Jones, Shane Flanagan, Jessica Goeden, Bobbie Pettit, Jess Vanden Berge, Shawna Moore, Zoning Office Assistant Jennie Martinez and Planning and Zoning Administrator Heather McWhorter.

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-November21, 2019: The minutes of the November 21, 2019 Madison County Joint Planning Commission meeting were presented.

Motion made by Prauner to approve minutes and seconded by Flood to approve the minutes. Vote taken. Abler, Acklie, Grant, Griffith, Prauner, Oswald, Westerman, Schapman and Flood vote "Aye" none vote "Nay". Motion carried.

Grant reads the first Public Hearing.

The purpose of this hearing is to receive public comments concerning the application of Elkhorn Solar III, LLC to allow a 3MW Solar Farm on property described as the NW ¼ of the NW ¼ of Section 13, Township 23 North, Range 2 West of the 6th P.M., Madison County, Nebraska. This property is located at the intersection of W. South Airport Road and 551st Avenue, Madison County, Nebraska.

Heather states that the applicant is requesting a Conditional Use Permit to allow a 3MW solar farm on approximately 20 acres. There will be no buildings on site. The solar array will consist of solar modules (panels) mounted on a steel racking system along with inverters

to convert the energy from DC to AC and a transformer, all of which will require a zoning permit. The facility will need monthly and annual maintenance all of which will most likely be sourced locally. Applicant has provided information in detail, which is included in your packet.

Acklie verifies that he can participate because he is related to the landowner. Heather states that if he does not have a financial interest he can participate.

Heather reads the statement of Finding of Facts and the Recommended Conditions.

Statement of Finding of Facts:

- 1. The application is consistent with the Madison County Comprehensive Plan and with the Madison County Zoning and Subdivision Regulations.**
- 2. The solar array will be 3 MW and be located on approximately 20 acres.**
- 3. Property is located in an Ag Intensive district.**

Recommended Conditions:

- 1. This Conditional Use Permit allows applicant to build a 3 MW Solar Farm.**
- 2. Applicant must obtain necessary permits from the State of Nebraska and follow all local permitting as well.**
- 3. Applicant must abide by regulations with regard to signage, lighting and other applicable regulations as stated in the Madison County Regulations.**
- 4. An approved zoning permit must be obtained before construction of solar array begin.**

6:04 p.m Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Patrick Dalseth; Sunvest Solar states that he is in favor and states that this project is one of 3 projects that they are proposing for Elkhorn Rural Public Power District. He states that 2 are in Madison County and 1 in Antelope County. He provides a handout presentation to the Planning Commission. (Exhibit A)

Dalseth goes over the presentation in Exhibit A.

Schapman asks where the Site in Antelope County is located.

Dalseth states that it is 5 miles west and 1/8 of a mile south of Elgin.

Acklie verifies that all the electricity from the different rows go to the transformer.

Dalseth states that is correct.

Westesrman asks if the inverters that sit at the end of the rows sit on concrete.

Dalseth states that they do not.

Schapman asks if there is reflection off the panels.

Dalseth states that the panels are coated with an anti-reflective coating. He states that the coating absorbs light. He states that some light will get out but it really depends on the time of day.

Schapman verifies that an airplane flying over will not be blinded by the panels.

Dalseth states that airplanes will fly over and compares it to airplanes flying over water and the reflection from a body of water.

Prauner asks if there will be battery storage.

Dalseth states that this project will not have any type of battery storage.

Abler states that these projects are listed as Elkhorn Solar two and three and asks if they are just the project numbers or if all are Elkhorn Solar.

Dalseth states that Elkhorn Solar III LLC is the project company specific to this site.

Abler verifies that they are separate.

Dalseth explains that they have three separate power purchase agreements with Elkhorn Rural Public Power. He states that each one of them will stand on its own economically. He states that they did it this way so that if one of the projects were denied they could move forward with the others. He states that if they were all connected it will not deny the whole project.

Grant asks if there will be a particular type of fence.

Dalseth states that electrical code does require that it be a 6' chain linked fence with barb wire or a 8' fence without barb wire. He states that they will follow one of the two options.

Grant asks if residential solar panels also require a fence.

Dalseth states that he is not familiar with the regulations on residential solar.

Grant asks how they are taxed.

Dalseth states that they are centrally assessed similar to wind turbines. He states that it is based on the Name Plate Capacity Tax. He states that they will be paying approximately \$3518 per mw plus property taxes. He states that if the property is taxed as ag it will continue to be taxed as ag.

Heather explains taxes. She states that the solar company will pay the taxes on the solar array and the landowner will pay the property taxes. She states that how the land existed prior is how it will be taxed. She states that it will not change what the landowner is paying.

Prauner asks if Elkhorn Rural Public Power has a 20-year contract.

Dalseth states that they do.

Prauner asks what happens after the 20 years.

Dalseth states that the agreement with Elkhorn Rural Public Power is a 20-year power purchase agreement. He states that after 20 years they could renew the contract for another 10 years or another 20 years. He states that there could be more efficient technology where they can get the same amount of electricity in less acres of land or with an update to the system or development there could be an expansion; however of course with an expansion they would need to come back through the permitting process.

Prauner asks if there have been any problems with the coating on the panels going bad.

Dalseth states that there have not been any issues.

Westerman asks what the life expectancy on the Panels is.

Dalseth states that the PPA says 20 years however, the life expectancy is about 35 years. He states that they lose about 1/2 % efficiency each year; therefore after 20-25 years they are still operating at about 85%. He states that they are of extreme value to the company especially years 20-35 because the infrastructure is there and they are still generating at higher capacity than a lot of technology after 20 years.

Westerman asks what they would be operating at after 35 years.

Dalseth states that they would be operating at about 75%.

Westerman asks what happens when the company is finished with them

Dalseth states that they may be removed, maybe sold on a secondary market. He states that the industry is relatively new and Nebraska has not seen a lot of these so he can't really say for sure what will happen when a project has ran its useful life.

Westerman asks if in the event they do not resign after the 20 years what happens.

Dalseth states that they would look for someone else to buy the power from the project. He states that there is a lot of options, but it is really hard to tell what may happen in 20 years.

Griffith asks if hail ever breaks them.

Dalseth states that yes hail does occasionally break them however, they are made to withstand 125 mph winds and the hail would have to be at least baseball size. He states that they have aluminum casing and glass case on top. He states that if it is destroyed the panels are plug and play. He states that you can unplug a panel from its neighbor and replace it with a new one.

Prauner asks if this is the last year for the government subsidy.

Dalseth states that the Investment Tax Credit stepped down from a 30% to a 26 %. He states that in another year it will step down another 4 %. He states that this project is called the Safe Harbored and does qualify for the full ITC.

Deb Kirsch asks if the panels make noise when they move.

Dalseth states that you will not hear anything from the road. He states that if you were right next to the transformer there would be a humming noise. He states that the inverters are very quiet. He states that if you do hear something it would be an indication that there is something very wrong mechanically with one of the mechanisms.

Deb Kirsch asks if everything would be brought in on South Airport Road.

Dalseth states that he would anticipate that the first 3 weeks of construction would be regular flat bed semi loads of equipment. He states that they would not be oversized loads that you would see with a windfarm. He states that during the initial delivery period there will be an increase in traffic. He states that they will work with the highway department for the appropriate signage. He states that in regard to upgrades to the roads it is not anything like what you would see with a wind farm.

Prauner asks how often they need to visit to make sure everything is running correctly.

Dalseth states that it is about 2 times a month but it will be monitored 24/7 in Chicago by computer. He states that that maintenance will be done locally therefore, someone can be at the site within a couple of hours.

Prauner asks with regard to noise are the panels are on ball bearing seals or bushings or something that needs to be greased.

Dalseth states that he does not have an answer.

Jim Kirsch asks how the power gets from the solar farm to the substation. He asks if there will be new power lines.

Dalseth states that there will be 3 power poles. He explains using the site plan and states that looking in the southwest corner of the project the inverter and transformers are going to be there. He states that there will be 3 interconnect poles that will be right outside of the gate. He states that they will then go above ground, over the road and connect on the outside.

Jim Kirsch asks where the power goes.

Dalseth states that it goes to whoever flips their switch on. He states that it is right there on the distribution system

Jim Kirsch verifies that there will not be any new power lines going up.

Dalseth states that there will only be lines to the 3 poles.

Abler asks what happens if the projects are unplugged or abandoned.

Dalseth states that the lease includes decommissioning and in that lease it states that once a project is done operating the project company is required to pull up and restore the property to the condition prior to the start of the project.

Schapman states that according to the map it appears that there might be more land available.

Dalseth states that for a project like this and going to the local REA they tell us how much the existing distribution can handle; however never say never to an expansion. He states that if there were an expansion they would have to come back in with another project or amend the Conditional Use Permit.

Grant asks if there is any other questions.

Jeff Veskrna asks if there is any chance of radiation.

Dalseth states that there is not. He states that everything gives off an electro-magnetic frequency. He states that there are studies that the industry has put together. He states that solar panels do not have any frequency that causes harm to the public however, this is one of the things that people in opposition will use as an argument.

Jeff Veskrna states that he has honeybees in the area and asks if it will affect them.

Dalseth states that it will not and the pollinator friendly habitat will be better for the honeybees and may even see an increase.

Prauner asks if there will be someone local that will take care of mowing.

Dalseth states that yes they will hire locally. He states that the grass will be mowed two or three times a year. He states that someone will go out and make sure that all the dust is off the panels during planting and harvest if need be.

Abler asks if there is any difference between Elkhorn Solar II and III.

Dalseth states that the difference is location.

Jim Kirsch asks how many panels.

Dalseth states that there will roughly be 8219 panels.

Ryan Zimmerman asks Dalseth to speak to the permitting process in regards to the airport.

Dalseth states that they will go through a 7460 process for financing. He states that they are in proximity to the airport but not the final approach. He states that the solar panels are only going to be 9' off the ground and does not anticipate glare to be an issue.

Flood asks if this will provide local employment.

Dalseth states that it will. He states that it is their hope that they will have a maintenance crew to service all 3 sites. He states that it will not be a large number of employees as seen with the windfarms.

Westerman asks if Elkhorn Rural helps decide who to employee.

Dalseth states that they do help.

Westerman asks that since solar is new to the area is there individuals qualified to work on them.

Dalseth states that there are people in Nebraska that have the background to work on them.

Jim Kirsch asks how this project compares in size to the solar farm in Kearney.

Dalseth states that this project is a little smaller. He states that the one in Kearney is 5.8mw and this project is 3mw.

Grant asks if there are any questions.

No one speaks.

Grant asks if there is anyone else that would like to speak in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

6:47 p.m. Grant closes the Public Hearing.

Abler makes a motion to recommend approval based on the above recommended conditions.

Prauner seconds the motion. Vote taken. Members Abler, Grant, Griffith, Prauner, Oswald, Flood, Westerman and Schapman vote "Aye"

Acklie Abstains.

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 Elkhorn Solar II, LLC to allow a 2MW Solar Farm on property described as the Part of the W ½ of the NE ¼ of Section 11, Township 24 North, Range 5 West of the 6th P.M., Madison County, Nebraska. This property is located west of the intersection of 845th Road and 545th Avenue, Madison County, Nebraska.

Heather states that the applicant is requesting a Conditional Use Permit to allow a 2MW solar farm on approximately 15 acres. There will be no buildings on site. The solar array will consist of solar modules (panels) mounted on a steel racking system along with inverters to convert the energy from DC to AC and a transformer, all of which will require a zoning permit. The facility will need monthly and annual maintenance all of which will most likely be sourced locally. Applicant has provided information in detail, which is included in your packet.

Heather reads the statement of Finding of Facts and the Recommended Conditions.

Statement of Finding of Facts:

- 1. The application is consistent with the Madison County Comprehensive Plan and with the Madison County Zoning and Subdivision Regulations.**
- 2. The solar array will be 2 MW and be located on approximately 15 acres.**
- 3. Property is located in a General Ag district.**

Recommended Conditions:

- 1. This Conditional Use Permit allows applicant to build a 2 MW Solar Farm.**
- 2. Applicant must obtain necessary permits from the State of Nebraska and follow all local permitting as well.**
- 3. Applicant must abide by regulations with regard to signage, lighting and other applicable regulations as stated in the Madison County Regulations.**
- 4. An approved zoning permit must be obtained before construction of solar array begins.**

6:50 p.m Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Patrick Dalseth states that he is in favor. He states that he has a second site for consideration. He states that it is the 2mw site on the Uecker property.

Dalseth hands out the presentation (Exhibit B) for this site and states that the information is the same for this project with the exception of the site and size. He explains the location using the site map in the presentation. (Exhibit B)

Dalseth states that this site has a screening or existing shelterbelt between the project and the road. He states that all the County setbacks have been met.

Grant asks how far they have to be from the trees.

Dalseth states that they use the 2 to 1 rule. For example, He states that that if the tree is 50' tall they will need a 100' setback.

Prauner asks if they will have to level anything.

Dalseth states that they will not. He states that they look for the flat sites.

Grant asks how flat the ground actually has to be.

Dalseth states that there can be variations and can have some slope.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

6:57 p.m. Grant closes the Public Hearing.

Acklie makes a motion to recommend approval based on the above recommended conditions. Abler seconds the motion. Vote taken. Members Grant, Abler, Westerman, Acklie, Griffith, Prauner, Oswald, Flood and Schapman vote “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 Jessica Goeden for a Conditional Use Permit to build a house on less than 40 acres on RTK FARMS LLC’S LOTSPLIT on property described as the SW ¼ of the SE ¼ of Section 18, Township 23 North, Range 2, West of the 6th P.M., Madison County, Nebraska. This property is located 1 ½ miles south of the City of Battle Creek along 837th Road.

Heather states that the applicant is requesting to build a home on a 5.36-acre lot split located in an Ag Intensive zoning district.

Heather reads the statement of Finding of Facts and the Recommended Conditions.

Statement of Finding of Facts:

- 1. This application is consistent with the Madison County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.**
- 2. The property is zoned AG1 Ag Intensive and meets the density requirements for the Zoning district.**

Recommended Conditions:

- 1. This Conditional Use Permit is permanent and may be transferred between owners.**
- 2. This Conditional Use Permit allows a single family home on less than 40 acres.**
- 3. With the passage of this permit, the applicant and/or residence builder realizes that the new residence is going to be subject to livestock odors, dust and general nuisances. This does not mean that the applicant is giving up the right to be protected by Madison County and the State of Nebraska.**
- 4. The applicant should be aware it is his responsibility to remove any Nebraska Noxious Weeds found on the property at any time after the approval of this application by the County Board of Commissioners.**

5. **A zoning permit must be obtained from the Zoning Office before construction of the home begins.**
6. **A copy of the signed permit must be recorded with the County Register of Deeds office by applicant.**

6:59 p.m Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Shane Flanagan states that he is in favor.

Grant asks if there is access to the property.

Flanagan states that there is a turn around right on 837 road.

Grant asks how many acres are in the corner.

Flanagan states that there is 5.3 acres.

Grant asks if there is room for the well and sewer.

Flanagan states that there is.

Acklie verifies that the County will not have to fix the road.

Flanagan states that he believes that the road is good but may need some gravel.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

7:01 p.m. Grant closes the Public Hearing.

Prauner makes a motion to recommend approval based on the above recommended conditions. Westerman seconds the motion. Vote taken. Members Grant, Abler, Westerman, Acklie, Griffith, Prauner, Oswald, Flood and Schapman vote "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 Community Redevelopment Authority of the City of Madison for review of the Preliminary Plat and possible approval of the Final Plat for SUNSET RIDGE SUBDIVISION on property described as Lots 15, 16, 17 ,18 and 19 of Buena Vista Tract, an Addition to the City of Madison, Madison County, Nebraska. This

property is located south of the intersection of W. 10th Street and S. Ingram Street, City of Madison, Madison County, Nebraska.

Heather states that the applicant is requesting approval of Sunset Ridge Subdivision and have provided the required documents including the Subdivision Agreement. Proposal meets the required regulations for Madison City.

Heather states that approval is need for a preliminary plat and a final plat. She states that motions will need to be made for both.

7:05 p.m Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Brenda Jones; CRA speaks in favor. She states that this is their second Subdivision and is planned for 16 lots. She states that they are excited about adding more housing to the City of Madison.

Paula Biehle; Secretary of the CRA speaks in favor. She states that she has been involved with the CRA for a while and they have been trying to get more housing in the City of Madison. She states that unfortunately Madison has a creek on the North end therefore a lot of flood plain and farmers do not want to give up land therefore there is not a lot of options for housing.

Biehle states that the Planning Commission is familiar with Horizon View. She states that Horizon View and Sunset Ridge could potentially meet in the future. She states that the area was zoned R-3 about 1 1/2 years ago therefore, can be used for single or multi-family housing.

Grant asks if there is a developer.

Beihle states that the CRA is the developer.

Acklie verifies that the area is big enough to change the current 5 lots into 16 lots.

Beihle states that they will be approximately 80'X120' and the standard lots in Madison are 66'X132'.

Grant asks about water and sewer.

Brenda Jones states that Sewer is already there and they will be working on water and electrical this Spring.

Acklie asks if there will be fire hydrants in the subdivision.

Beihle states that she does not know but would assume there would be.

Acklie asks whose responsibility is it to clean the snow.

Beihle states that it is in City limits.

Acklie asks if there is TIFFF funding.

Beihle states that there is not.

Grant verifies that it will be a dead end road.

Beihle states that it will be for now.

Grant asks if there are any other questions.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

Heather states that there was one phone call in opposition received from Ruben Mendoza. She reads the complaint received.

Beihle states that next spring there will be a brand new street going from 8th and Ingram all the way around to 10th

Jones states that it may be a little messy.

Oswald states that the site has improved considerably from what it was.

Prauner asks if the road will be concrete or asphalt.

Beihle and Jones states that it will be concrete.

Grant asks if there are any other comments or questions.

Griffith states that she would like to say that she sure hopes that the people of Madison appreciate the CRA for what they have done.

Grant asks if there is anyone else in opposition.

No one speaks.

7:14 p.m. Grant closes the Public Hearing.

Oswald makes a motion to recommend approval of the Preliminary Plat. Griffith seconds the motion. Vote taken. Members Grant, Abler, Westerman, Acklie, Griffith, Prauner, Oswald, Flood and Schapman vote "Aye" none vote "Nay". Motion carried.

7:15 p.m. Grant opens the Public Hearing for the approval of the Final Plat

Grant asks if there is anyone in Favor.

Paula Beihle states that she is in favor.

Brenda Jones states that she is in favor.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks

7:16 p.m. Grant closes the Public Hearing

Acklie makes a motion to recommend approval of the Final Plat. Prauner seconds the motion. Vote taken. Members Grant, Abler, Westerman, Acklie, Griffith, Prauner, Oswald, Flood and Schapman 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 the City of Madison Community Redevelopment Authority for redevelopment of property described as Fritz Addition South 112 feet of the East ½ of Block 33, City of Madison, Madison County, Nebraska. This property is located at 509 N. Nebraska Street, Madison, Nebraska.

Heather states that the CRA of the City of Madison proposes the following site-specific redevelopment plan for specific area not within a blighted and substandard area. They have acquired the area and intend to sell to a developer willing to prepare the site for redevelopment.

7:17 p.m Grant opens the Public Hearing

Grant asks if there is anyone in favor.

Brenda Jones speaks in favor. She states that in Madison there were 3 duplexes built across from the park. She states that a lot has become available next to the duplexes and they would like to purchase the property for more housing.

Acklie asks if it will be another duplex.

Jones states that she is assuming however, they do not have a developer yet.

Acklie asks which direction it will face.

Beihle states that there are some options however it would depend on the setbacks. She states that currently there is a dilapidated trailer home and garage on the property.

Grant asks if there is the possibility of acquiring more property in the area.

Jones states that it is possible.

Grant asks if there is anyone else in favor.

No one speaks

Grant asks if there is anyone opposed.

No one speaks

Acklie asks if the city will hire someone to clean or clean the property up themselves.

Jones states that they would have to hire someone to clean it up.

Heather asks the CRA to explain to the Planning Commission specifically what they are asking for.

Beihle explains the Redevelopment Plan. She states that in the Community development law the Community Development Authority does not have permission to purchase property without going through the proper steps.

Heather states that they are still in the process of doing this and need the Planning Commission's recommendation. She states when you ask specific questions about the lot and what type of housing will be on that lot is something that they will come back to us later and provide. They are only asking for your recommendation to purchase the property. She states that this is part of the step by step process to get to that point.

Beihle states that Redevelopment Law is constantly changing. She states that this is one formality that is necessary.

Grant asks if there are any more questions.

7:22 p.m. Grant closes the Public Hearing.

Prauner makes a motion to recommend approval of the Final Plat. Acklie seconds the motion. Vote taken. Members Grant, Abler, Westerman, Acklie, Griffith, Prauner, Oswald, Flood and Schapman voted "Aye" none vote "Nay". Motion carried.

Grant reads the next Public Hearing.

The purpose of this hearing is to consider the adoption of a New Comprehensive Development Plan for the City of Tilden, to include the One-Mile Extra-Territorial Jurisdiction of the City.

Bobbie Pettit hands out a handout. (Exhibit D)

7:26 p.m. Grant opens the Public Hearing

Grant asks if there is anyone in favor.

Bobbie Pettit; 5-Rule Planning, Kearney, Nebraska speaks in favor. She introduces Vanden Berge of 5-Rule Planning and Shawna Moore; Tilden City Clerk.

Pettit states that their goal was to be ready in September but after review of the Boundary Map she felt that more time was needed. She states that they now have a boundary that they feel good about. She states that they now have a Zoning District Boundary that they feel good about. She states that now they are ready to move forward.

Pettit states that she is presenting the New Comprehensive Plan and is looking for the Planning Commission's recommendation. She refers to the handout presentation (Exhibit D) and states that the handout is exerts from the plan that she would like to pay special attention to. She goes over that handout (Exhibit D) with the Planning Commission.

Pettit states that Tilden chooses to believe that it is gowning to grow.

Acklie asks if any part of Tilden is in a flood plain.

Pettit states that quite a bit of Tilden is in the flood plain. She states that on the west side of Tilden where the floodplain goes they do not see a lot of future growth. She states on the east side of Tilden, by California Street, Jay (Engineer in Tilden) believes can be removed from the flood plain.

Pettit states that where the nursing home in Tilden is located is ripe for redevelopment. She states that new streets would need to be built. She states that new sewer and water lines would need to be built.

Griffith verifies that she is talking about the old nursing home and not the assisted living.

Pettit states that is correct.

Grant asks a question regarding the ETJ. He asks if it is going to split the parcels.

Pettit states that the line is exactly one mile out.

Heather explains how the 1 mile is divided.

Schapman asks where the starting point is for the one mile.

Pettit states that it is exactly one mile out from every point of the City boundary. She states that is why you see a circle.

Heather states that we don't normally have a circle to show the jurisdiction. She states that the jurisdiction follows property lines.

Pettit asks if that is the policy.

Heather states that she is unsure if it is a written policy however, that is what has been done in the past.

Pettit states that she worked with another County that used property lines and their 1 mile was more jagged like ours. She states that they had an ordinance to use property lines.

Pettit states that this is the first Joint Planning Commission that she has worked with. She states that normally in a city when a plan is passed a letter is sent out to the Board of Supervisors requesting to get on the agenda where they acknowledge that the Comprehensive plan has been updated and the City's Zoning jurisdiction is based on this line.

Heather states that we will need to do that.

Grant asks if there are any more questions.

No one speaks

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

7:54 p.m. Grant closes the Public Hearing.

Schapman makes a motion to recommend approval of the adoption of a New Comprehensive Development Plan for the City of Tilden, to include the One-Mile Extra-Territorial Jurisdiction of the City. Prauner seconds the motion. Vote taken. Members Grant, Abler, Westerman, Acklie, Griffith, Prauner, Oswald, Flood and Schapman vote "Aye" none vote "Nay". Motion carried.

Other Business:

Zoning permits are discussed.

NPZA is discussed.

County Comprehensive Plan is discussed.

Schapman makes a motion to adjourn.

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

8:10 p.m. Meeting adjourned.