

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The January 20, 2022 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Acklie at 7:02 p.m. in the Madison County Planning Department Conference Room, 1112 Bonita Drive, Norfolk, Nebraska.

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

Present: Acklie, Griffith, Abler, Milander, Schapman, Flood and Amen

Absent: Oswald, Westerman and Prauner

Also Present: Jerry Guenther, Edger Tello, Isaia Tello, and Zoning Office Assistant Rhonda Cortner.

Open Meetings Act: Acklie stated that the Open Meetings Act that will be followed.

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

Minutes-October 21, 2021: The minutes of the October 21, 2021 Madison County Joint Planning Commission meeting were presented.

Motion made by Flood to approve the minutes and seconded by Abler.

Vote taken. Acklie, Griffith, Abler, Flood, Milander, Schapman, and Amen vote "Aye" none vote "Nay". Motion carried.

Acklie reads the Public Hearing.

The purpose of this hearing is to receive public comments concerning the Conditional Use Permit Application of Isaia Tello for a building over 1,000 square feet located on Lots 5, 6, 7, and 8, Block 1, College Hill Addition, City of Madison, Madison County, Nebraska. This property is located at 1404 S. Main Street, Madison, Nebraska.

Rhonda reads the Statement of Finding of facts and the Recommended Conditions.

Statement of Finding of Facts:

1. This application is consistent with the City of Madison Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.
2. The property is zoned R1 Single Family Residential.
3. A Conditional Use Permit is required for an accessory building over 1,000 square feet per City of Madison Zoning Regulations.

Recommended Conditions:

1. This Conditional Use Permit will be permanent
2. Before building, an approved zoning permit must be obtained from the Madison City office.
3. A copy of the signed permit must be recorded with the County Register of Deeds office by applicant.

Rhonda states that Heather has recommended approval based on the facts and conditions.

7:06 p.m. Acklie opens the Public Hearing

Acklie asks if there is anyone in favor.

Edgar Tello; son of applicant speaks in favor. He states that the building will be located southeast of the house. He states that they will tear down the current shed on the property and replace it with the new shed.

Merlin Milander asks if the four lots are separate lots.

Acklie says the lots are all connected.

Rhonda verifies that the lots are one parcel and listed under one legal description on GIS. She states that the lots are not separated.

Acklie asks if there is anyone opposed? There is no one to speak in opposition.

Acklie closes the public hearing. 7:15p.m.

Acklie asks if there are any questions? There are none.

Abler makes a motion to approve. Milander seconds the motion.

Vote taken Abler, Acklie, Griffith, Milander, Amen, Schapman, and Flood all vote "Aye". None vote "Nay". Motion carried.

Other Business: Travis Amen requests if his daughter can give a presentation for FFA to the committee. The committee agrees to hear her presentation. Travis says he will notify them when it will be.

Discussion on Larry Sinclair's permit for a house. He would need to reapply for his permit since it expired.

Discussion on shouses and what percentage of living space there should be for it to be residential?

Discussion on wind tower permits. No applications at this time.

Abler makes a motion to adjourn. Flood seconds the motion. All vote "Aye". None vote "Nay".

Meeting adjourned at 7:35p.m.