

## MINUTES

### **Madison County Joint Planning Commission**

Norfolk, Nebraska

The May 21, 2020 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Grant at 6:03 p.m. via Zoom meeting.

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

**Present:** Acklie, Grant, Griffith, Oswald, Prauner, Schapman, Flood and Milander

**Absent:** Westerman and Abler

**Also Present:** Thomas Nelson, Scott Amend, Laurie Larson, Luanne Schindler, Jerry Guenther, Zoning Office Assistant Jennie Martinez, Zoning Office Assistant Rhonda Cortner and Planning and Zoning Administrator Heather McWhorter.

**Open Meetings Act:** Grant stated that the Open Meetings Act can be seen on the Madison County website and it will be followed.

**Proof of Publication:** Grant stated the Proof of Publication Notice was published in the Norfolk Daily News and can be seen on the Madison County website.

**Minutes-April 16, 2020:** The minutes of the April 16, 2020 Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Acklie, Grant, Griffith, Milander, Oswald, Prauner, 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 Scott Amend to construct a building over 1000 square feet on property described as Praeuners Second Addition Lot 2-R, Village of Meadow Grove, Madison County, Nebraska. This property is located at 863 4th St, Meadow Grove, Nebraska.**

Heather states that the applicant is in an R-2 district in Meadow Grove that requires a CUP to build a shop over 1,000 square feet. His plan is to build a pole building for a workshop and storage for personal use. As you can see, he lives along the edge of town and has a .65-acre lot with plenty of room for the building.

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

**Statement of Finding of Facts:**

1. The application is consistent with the Village of Meadow Grove Comprehensive Plan.
2. The application is consistent with the Village of Meadow Grove Zoning and Subdivision Regulations.
3. Property is in a R-2, Medium Density Residential district and requires a Conditional Use to construct an accessory building over 1,000 square feet and up to 2,500 square feet.

**Proposed Conditions:**

1. This Conditional Use Permit is permanent and shall be registered against the lot deed with the Madison County Register of Deeds by the applicant once approved by the Village of Meadow Grove Board.
2. No building may be built until first receiving a building permit from the Village of Meadow Grove.
3. This building shall not be used for commercial purposes.

**6:07 p.m.** Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Scott Amend speaks in favor. He states that he would like to build a pole barn to do personal wood working.

Griffith asks what kind of material he will be using for the outside of the building.

Amend states that it will be steel.

Grant asks if the color will fit the neighborhood.

Amend states that he is going to try and get the color to match his house.

Prauner asks how close the building will be to the residence.

Amend states that it will be roughly 75'.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

Prauner asks where he will access the building.

Amend states that he will access it from the front but there is also access from the back.

Griffith asks if there is an alley.

Amend states that there was an alley a long time ago but not now.

Grant asks if there are any other comments.

No one speaks.

**6:12 p.m.** Grant closes the Public Hearing.

Griffith makes a motion to approve based on the above recommended conditions. Prauner seconds the motion.

Vote taken. Acklie, Griffith, Milander, Prauner, Schapman, Flood, Oswald, and Grant 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 Thomas E. Nelson for a Conditional Use Permit to construct a building over 1000 square feet on property described as Lot 2 BLK 34 Tilden City, Antelope County, Nebraska. This property is located at 308 S. Pine St Tilden, Nebraska.**

Heather states that Tom purchased the lot to the north of his home and removed an old house, leaving the detached garage. He is requesting to add on to the current garage, which will make the structure larger than 1,000 square feet requiring the CUP. Please see letter in packet for additional information from Tom. It is located in R-3, Multi Family District.

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

**Statement of Finding of Facts:**

1. The application is consistent with the Tilden City Comprehensive Plan and Zoning and Subdivision Regulations.
2. Property is in a Multi-Family Residential District-R3.
3. Property is now vacant; house has been removed.

**Proposed Conditions:**

1. This Conditional Use Permit is permanent and shall be registered against the lot deed with the Antelope County Register of Deeds by the applicant once approved by the Tilden City Council.
2. No building may be built until first receiving a building permit from the City of Tilden.

3. No storage of equipment or building supplies outside of the shop. It is in a residential district and will be maintained as such.
4. This building shall not be used for commercial purposes.

**6:16 p.m.** Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Tom Nelson speaks in favor. He states that the building he would like to build will not be commercial and will be a place for him to store his tractor. He states that he will side the building and it will have a steel roof. He states that the building will match his house. He states that he decided to add onto the building already there rather than put up a whole new one.

Grant asks if there is anyone else in favor.

LuAnne Schinder speaks in favor and states that her father owns property close to Tom and they appreciate how Tom is trying to clean up the neighborhood.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

**6:20 p.m.** Grant closes the Public Hearing.

Schapman states that Tom does a nice job.

Schapman makes a motion to recommend approval based on the above recommended conditions. Prauner seconds the motion. Vote taken. Acklie, Griffith, Milander, Prauner, Schapman, Flood, Oswald, and Grant vote "Aye" None vote "Nay". Motion carried.

### **Other Business:**

Zoning permits are discussed.

Schapman makes a motion to adjourn.

Griffith seconds the motion.

Members. Acklie, Griffith, Milander, Prauner, Schapman, Flood, Oswald, and Grant vote "Aye" None vote "Nay". Motion carried.

**6:32 p.m.** Meeting adjourned.