

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The September 17, 2020 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Grant at 7:02 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, Oswald, Milander, Flood, Schapman and Westerman

Absent: Abler, Prauner and Acklie

Also Present: Jerry Guenther, Beth Mozer, Zoning Office Assistant Jennie Martinez, and Zoning Office Assistant Rhonda Cortner.

Open Meetings Act: Grant stated that 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-August 20, 2020: The minutes of the August 20, 2020 Madison County Joint Planning Commission meeting were presented.

Motion made by Griffith to approve the minutes and seconded by Westerman.

Vote taken. Grant, Griffith, Oswald, Milander, Flood, Schapman and Westerman 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 Richard Mozer for a Conditional Use permit to build a shouse on MOZER'S LOTSPLIT described as Part of the Northeast ¼ of Section 28, Township 24, Range 2 West of the 6th P.M., Madison County, Nebraska. Property is located beside 54850 Hwy 275, Norfolk.

Jennie states that Mr. Mozer is selling his current home and wants to build a shouse on the property he owns along Hwy 275. Originally, he was going to build without splitting the property, however to meet the setbacks required, he is now applying for a lot split to adjust the property lines to allow for a structure the size he wants. Meets the density of the district.

Jennie 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 AT Ag Transitional 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.**

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

Grant asks if there is anyone in favor.

Beth Mozer speaks in favor. Discussion consists of building a shouse and the building location.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone else opposed.

No one speaks.

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

Schapman makes a motion to approve based on the above recommended conditions. Oswald seconds the motion.

Vote taken. Grant, Griffith, Oswald, Milander, Flood, Schapman and Westerman vote “Aye” none vote “Nay”. Motion carried.

Other Business:

Zoning permits are discussed.

Election of officers is discussed.

NPZA Fall Workshop is discussed.

Setbacks in Tilden is discussed.

Shooting range, led & soil is discussed.

Schapman makes a motion to adjourn.

Griffith seconds the motion.

Members Grant, Griffith, Oswald, Milander, Flood, Schapman and Westerman vote “Aye” none vote “Nay”. Motion carried.

7:28 p.m. Meeting adjourned.