

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The September 19, 2019 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Grant at 7:00 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: Grant, Griffith, Acklie, Milander, Prauner, and Flood

Tardy: Oswald

Absent: Schapman, Abler and Westerman

Also Present: Jerry Guenther, Travis Rutjens, Planning and Zoning Administrator Heather McWhorter and 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-August 22, 2019: The minutes of the August 22, 2019 Madison County Joint Planning Commission meeting were presented.

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

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

Heather reads Pentagon LLC Public Hearings.

The purpose of this hearing is to receive public comments concerning the application of Pentagon LLC for a Change of Zoning from R3; Medium Density District to I; Industrial District on property located in Mossbargers RE-SUB of Lot 1, Tilden City in the NE ¼ SE ¼ Section 13, Township 24 North, Range 5, West of the 6th P.M., Antelope County, Nebraska. This property is located in Tilden City north of Highway 275 and west of Center Street, Antelope County, Nebraska.

The purpose of this hearing is to receive public comments concerning the application of Pentagon LLC for a Change of Zoning from R3; Medium Density District to I; Industrial District on property located in Mossbargers RE-SUB, a tract 95' X 222' in Lot 1, Tilden City in the NE ¼ SE ¼ Section 13, Township 24 North, Range 5, West of the 6th P.M., Antelope County, Nebraska. This property is located in Tilden City north of Highway 275 and west of Center Street, Antelope County, Nebraska

The purpose of this hearing is to receive public comments concerning the application of Pentagon LLC for a Change of Zoning from R3; Medium Density District to I; Industrial District on property located in Mossbargers RE-SUB, a tract 145' X 196' in Lot 1 and the west 107' X 99' Lot 3, Tilden City in the NE ¼ SE ¼ Section 13, Township 24 North, Range 5, West of the 6th P.M., Antelope County, Nebraska. This property is located in Tilden City north of Highway 275 and west of Center Street, Antelope County, Nebraska

Heather states that Travis Rutjens is requesting rezoning of three adjoining properties to use for commercial storage. She states that the area requested is currently R3 and adjoins the Industrial district.

Acklie confirms the locations of the 3 parcels.

Heather shows the locations on the map.

7:04p.m. Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Travis Rutjens states that he is in favor. He states that the parcel to the north was just purchased by him and is currently used as a hay field. He states that the other two lots are currently be used as a lay down site for pipe storage and have been for years. He states that because he needs to rezone the north parcel he decided to rezone all 3.

Milander confirms that Travis owns all 3 lots.

Rutjens states that he does. He states that he would like to expand and maybe bring in more aggregate piles.

Prauner confirms that his cement plant is just south of the property.

Rutjenes states that it is.

Heather asks if he has any plans to put up any buildings.

Rutjens states that he does not.

Grant asks if there are any houses close.

Rutjens states that there are houses to the east behind a tree line. He states that everything else around him is industrial or agricultural.

Acklie asks if the property is in the flood plain.

Rutjens states that the property is right next to the creek therefore he believes that there is some flood plain.

Heather states that as long as he does not want to build in it he will be fine.

Grant asks if he will need any other entries to the property.

Rutjens states that he does not.

Grant asks if there is anyone else in favor.

No one speaks.

Grant asks if there is anyone opposed.

No one speaks.

7:10 p.m. Grant closes the Public Hearing.

Acklie makes a motion recommend approval of the rezoning of all 3 lots from **R3; Medium Density District to I; Industrial District**. Prauner seconds the motion. Vote taken.

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

Other Business:

Flood Plain is discussed.

Chicken barns are discussed.

Acklie makes a motion to adjourn.

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

7:20 p.m. Meeting adjourned.

