

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The October 17, 2019 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Grant at 7:08 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, Milander, Prauner, Oswald (via conference call), Schapman (Via conference call) and Westerman

Absent: Griffith, Abler, Acklie and Flood

Also Present: Harry D. Dederman, Zoning Office Assistant Rhonda Cortner 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-September 19, 2019: The minutes of the September, 2019 Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Grant, Milander, Prauner, Oswald, Westerman and Schapman Voted "Aye" none vote "Nay". Motion carried.

Grant reads the Public Hearing .

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

The purpose of this hearing is to receive public comments concerning the application of Harry D. Dederman for a Conditional Use Permit to build a house on less than 40 acres on DEDERMAN PASTURE LOTSPLIT in Part of the NW ¼ of the SW ¼ Section 11, Township 24 North, Range 2, West of the 6th P.M., Madison County, Nebraska. This property is located north and west of the City of Norfolk along 550th Ave; north of the intersection of 550th Ave and 844th Rd.

Jennie states that Applicant would like to split a 5.21-acre tract for a home. Parcel is located in a General Ag district and does meet the density requirements.

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 AG2 General Ag 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.

7:12 p.m Grant opens the Public Hearing.

Grant asks if there is anyone in favor.

Harry D. Dederman speaks in favor. He states that he received a permit to build a new home on a property in section 2, but in order to build the home the old farm house that is currently on the property needs to be moved. He states that by moving the house to this property it would meet the density requirements. He states that it is his intention to move the farm house and possibly a garage to this property and then potentially rent out the house or maybe sell it.

Prauner asks where the driveway will be.

Dederman states that the driveway is already there.

Grant asks if the property is in the well head protection area.

Dederman states that it is not. He states that the property is North of the well head protection area about 1/4 of a mile.

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.

Prauner makes a motion to recommend approval based on the above recommended conditions. Westerman seconds the motion. Vote taken. Members Grant, Milander, Prauner, Oswald, Westerman and Schapman voted "Aye" none vote "Nay". Motion carried.

Other Business:

Zoning permits are discussed.

Prauner makes a motion to adjourn.

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

7:23 p.m. Meeting adjourned.

