

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The April 22, 2021 Meeting of the Madison County Joint Planning Commission was called to order by Chairman Acklie at 7:01 p.m. in the 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, Oswald, Milander, Schapman, Prauner and Amen

Absent: Abler, Westerman and Flood.

Also Present: Jerry Guenther, Mike & Kathy Elkins, Zoning Administrator Heather McWhorter, and Zoning Office Assistant Jennie Martinez.

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-April 22, 2021: The minutes of the April 22, 2021 Madison County Joint Planning Commission meeting were presented.

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

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

Acklie reads the first Public Hearing.

The purpose of this hearing is to receive public comments concerning the application of Mike Elkins for a Conditional Use Permit to Operate a Portable Restroom Business on property described as Part of the NE ¼ of the NW ¼ of Section 29, Township 24 North, Range 2 West of the 6th P.M. Madison County, Nebraska. This property is located at 54748 Hwy 275 Norfolk, Nebraska.

Heather states that the Applicant wants to build a 50 x 80 building to store pump trucks and portable toilets for this business. No customers will be on site. She states that the property is located in an Ag

Transitional district and is very close to the floodway however the proposed building site will not be located in the floodway.

Heather 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.**
- 3. Access to building will be from driveway to house. Trucks will be stored inside of the building; portable toilets will be stored to south of building.**

Recommended 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 Madison County Board.**
- 2. No building may be built until first receiving a building permit.**
- 3. This permit is subject to the Madison County Zoning and Subdivision Regulations, the laws of Nebraska and the United States Government and shall be operated to comply with all these entities.**

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

Acklie asks if there is anyone in favor.

Mile Elkins speaks in favor and states that he would like to start a Port-a-Potty business. He states that the building that he would like to build is to store inventory and vehicles. He states that there will not be any costumers on site.

Acklie asks if Elkins will be taking over another business.

Elkins states that he will be taking over Pollards Port-A-Potty business.

Acklie states that there is a lot of water around the proposed site.

Elkins states that there is but he will raise the building up.

Oswald asks Elkins to verify on the map the location of the entrance.

Acklie asks if there is anyone else in favor.

Kathy Elkins states that she is in favor. She states that they have been wanting to build a building for a while and the opportunity to do so came up.

Acklie asks if there are any questions.

Prauner asks if the building will have a cement floor.

Mike Elkins states that it will.

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if there is anyone is opposed.

No one speaks.

7:07 p.m. Acklie closes the Public Hearing.

Prauner makes a motion to approve. Oswald seconds the motion.

Vote taken Acklie, Griffith, Oswald, Milander, Prauner, Schapman and Amen vote "Aye" None vote "Nay" Motion Carried.

Other Business:

Zoning permits are discussed.

Tiling of fields is discussed.

Problem properties are discussed.

Prauner makes a motion to adjourn. Schapman seconds the motion.

Vote taken Acklie, Griffith, Oswald, Milander, Prauner, Scapman and Amen vote "Aye" None vote "Nay" Motion Carried.

7:20 p.m. Meeting adjourned.