

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The November 17, 2022 Meeting of the Madison County Joint Planning Commission was called to order by Vice Chairman Oswald at 7:00 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: Griffith, Abler, Oswald, Flood and Amen

Absent: Acklie, Schapman and Westerman

Also Present: Jerry Guenther, Dan Evans, Dennis Collins, Brian Benson, Brenda Mather, Lawrence & Nancy Sinclair, Megan Eckert, Joe Smith, Shannon Brown, Zoning Administrator Heather McWhorter and Zoning Office Assistant Jennie Martinez

Open Meetings Act: Oswald stated that the Open Meetings Act will be followed.

Proof of Publication: Oswald stated the Proof of Publication Notice was published in the Norfolk Daily News.

Minutes-May 19, 2022: The minutes of the May 19, 2022 Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Oswald, Griffith, Abler, Flood and Amen vote "Aye" none vote "Nay". Motion carried.

Oswald reads the Public Hearing.

The purpose of this hearing is to receive public comments concerning the application of Dan Evans for a Preliminary Plat for Timber Claim Acres Subdivision on property described as a Part of Tax Lot 20 in the SW ¼ NW ¼ of Section 25, Township 24, Range 4 West of the 6th P.M. Village of Meadow Grove, Madison County, Nebraska. This property is a 9.48-acre tract located north of the intersection of 2nd Street and East Lilac Avenue, Village of Meadow Grove, Nebraska.

Heather states Mr. Evans is proposing a subdivision consisting of 9 lots located in southern Meadow Grove as seen below. Please refer to the preliminary layout of the subdivision on the next page. This hearing is intended to ask Mr. Evans questions and advise of any changes or additions to the preliminary plat which will also be reviewed by the Village of Meadow Grove before being presented as a Final Plat at a public hearing at a later date.

7:03 p.m. Oswald opens the Public Hearing

Oswald asks if there is anyone in favor.

Dan Evans Speaks in favor. He states that he originally bought this land and wanted to put livestock on it but found out that is in a Residential District where livestock is not allowed. He states that a subdivision is the best use of the land. He states that it will be divided into 9 lots with a road down the middle. He states that there will be 4 lots on the west and 5 on the east. He states that there is currently no power. He states that water and sewer exist in the road, and he believes there to be enough to accommodate all the lots.

Oswald asks if anyone else is in favor.

Megan Eckert speaks in favor. She states that this use fits with the Meadow Grove plan and out of the flood plain. She states that the plat was designed well by Brian Benson. She states that the location is good and may even draw people to move to Meadow Grove. She states that it is a great idea.

Oswald asks if there is anyone else in favor.

Brenda Mathers; neighbor states that she is not in favor or in opposition. She wants to know that there will be enough water, roads are taken care of and an electrical agreement for the underground electrical boxes.

Heather states that there is a list of things that Evans will have to do in order for the final plat to be approved.

Oswald asks if there is anyone else in favor.

No one speaks.

Oswald asks if there is anyone opposed? There is no one to speak in opposition.

7: 11 p.m. Oswald closes the public hearing.

Acklie asks if there are any questions? There are none.

Abler makes a motion to approve. Flood seconds the motion.

Vote taken Abler, Griffith, Amen, Oswald, and Flood all vote "Aye". None vote "Nay". Motion carried.

Other Business:

Discussion on a possible amendment to Article 2 of the Madison County Zoning Regulations to define a shouse and the characteristics required. The board would like time to research and will discuss it again at a future date.

Citizens comments:

Lawrence Sinclair complaint regarding the expiration and renewal processes of zoning permits was heard.

Administrators report:

Zoning permits are discussed.

Shannon Brown is introduced as a possible new Planning Commission member.

Abler makes a motion to adjourn. Flood seconds the motion. All vote "Aye". None vote "Nay".

Meeting adjourned at 8:55 p.m.