

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The March 21, 2024, Meeting of the Madison County Joint Planning Commission was called to order by Chairman Acklie at 6:01 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, Amen, Griffith, Oswald, Westerman, Flood and Milander

Absent: Brown and Abler

Also Present: Bryan Daun, Zoning Administrator Heather McWhorter, and Zoning Office Assistant Rhonda Cortner.

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

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

Minutes-February 22, 2024: The minutes of the February 22, 2024, Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Acklie, Oswald, Griffith, Westerman, Amen, Flood and Milander 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 Battle Creek Farmers' Cooperative for a change of zoning from "A1" Intensive Agricultural District to "C3" Highway Services District on property described as a tract 300' by 120' in the N1/2 of the SE1/4 in section 13, Township 23, Range 3, West of the 6th P.M. Madison County, Nebraska. The property is located at 83755 South Hwy 121 Battle Creek, Madison County, Nebraska.

Heather states that the applicant would like to install a free-standing sign with electronic fuel changers along the highway advertising fuel availability. It is prohibited in the Ag district but allowable in the Highway Services District. The location is on Highway 121 south of Battle Creek, allowing the zoning of Highway Services to be appropriate. I asked them to survey the specific location of the rezoning, it does not include the entire parcel that is owned. The submitted application indicates the following as reasons for the rezoning request:

- . No 24-hour fuel in area
- . No diesel fuel for ag purposes within the immediate area, to support local ag farmers and their needs
- . Fits well with similar adjoining property, including Battle Creek Farmers' Cooperative agricultural on-site services for farm patron/members.

6:01p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Bryan Daun speaks in favor. He explains where the sign will go. Bryan states that they did not have the whole parcel rezoned, just the small portion where the sign will go.

Acklie asks if there is anyone opposed. No one speaks.

Public Hearing is closed at 6:12p.m.

Griffith makes a motion to approve, Westerman 2nds the motion. All vote “Aye”, none vote “Nay”.
Motion carried.

Carbon pipeline is discussed.

Heather states there is a safety meeting next week in Pierce from 11:30a.m. to 1:30p.m. and one at Stanton from 4:00p.m. to 7:00p.m. on Tuesday March 26th.

Flood makes a motion to adjourn, Griffith 2nds the motion to adjourn. All vote “Aye”.

Meeting adjourned at 6:43p.m.