

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The July 20, 2023, Meeting of the Madison County Joint Planning Commission was called to order by Chairman Acklie at 7:00 p.m. 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, Abler, Brown, Oswald, Flood, Amen, Grosserode and Milander

Absent: Westerman and Griffith

Also Present: Gina Seifert, Bobbi Pettit, Zoning Administrator Heather McWhorter, and Zoning Office Assistant Jennie Martinez

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-June 15, 2023: The minutes of the June 15, 2023, Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Acklie, Oswald, Flood, Brown, Grosserode, Abler, Amen 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 Brandon Seifert to construct a home on less than 40 acres on WIESE'S EAST LOT SPLIT described as PT NE ¼ NW ¼ of Section 27, Township 23 North, Range 3, West of the 6th P.M. Madison County, Nebraska. This property is located west of the City of Battle Creek along 836 Rd Norfolk, Nebraska, Madison County, Nebraska.

The applicant is requesting to build a shouse on 5.29 acres. The lot split for this was approved by the county board on May 23, 2023. The property is in an Ag Intensive district which allows for 2 homes per quarter section. This will be the second residence request. A CUP was approved last month for a residence on the west corner by the same applicant.

Heather reads the 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 A1 Agriculture Intensive 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 their 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.

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

Acklie asks if there is anyone in favor.

Gina Seifert speaks in favor and states that they would like to build a home and this home would be for them to live in. She states that the application for the home on last months agenda will have living quarters but they do not intend to live in that one.

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if there is anyone opposed.

No one speaks.

7:06 p.m. Acklie closes the public hearing.

Amen makes a motion to recommend approval based on the Recommended Conditions. Milander seconds the motion.

Vote taken Acklie, Grosserode, Abler, Oswald, Milander, Flood, Brown and Amen all voted "Aye." None vote "Nay." Motion carried.

Heather states that the next Public Hearing will be delayed as Bobbie Pettit is on her way, but is running late.

Heather introduces Brandon Grosserode as the newest member of the Madison County Planning Commission.

The Nebraska Wind and Solar conference in October 2023 is discussed.

Heather discusses her meeting with Orsted.

Acklie reads the next Public Hearing.

The purpose of this hearing is to consider the adoption of a new Comprehensive Development Plan for the City of Battle Creek, to include the One-Mile Extra-Territorial Jurisdiction of the City.

Heather states that Bobbi Pettit is here to speak on behalf of this hearing.

7:18 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Bobbi Pettit; Five Rule Planning speaks in favor. She states that she started this project in 2021. She discusses with the Planning Commission information in handout. (Exhibit A) Discussion consists of Future land use maps, flooding issues in Battle Creek, potential for commercial growth and future changes due to the addition of rural residential areas.

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if there is anyone opposed.

No one speaks.

7:36 p.m. Acklie closes the Public Hearing.

Amen makes a motion to recommend approval of the adoption of a new Comprehensive Development Plan for the City of Battle Creek to include the One-Mile Extra-Territorial Jurisdiction of the City. Oswald seconds the motion.

Vote taken Acklie, Grosserode, Abler, Oswald, Milander, Flood, Brown and Amen all voted "Aye." None vote "Nay." Motion carried.

Acklie reads the next Public Hearing.

The purpose of this hearing is to consider the adoption of a new Comprehensive Development Plan for the City of Newman Grove, to include the One-Mile Extra-Territorial Jurisdiction of the City.

Heather states that Bobbi Pettit is here to speak on behalf of this hearing.

7:38 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Bobbi Pettit; Five Rule Planning speaks in favor. She discusses with the Planning Commission information in handout. (Exhibit B) Discussion consists of Future land use maps, the need for housing, potential for small business growth, annexation, and the newly added subdivision.

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if there is anyone opposed.

No one speaks.

7:56 p.m. Acklie closes the Public Hearing.

Flood makes a motion to recommend approval of the adoption of a new Comprehensive Development Plan for the City of Newman Grove to include the One-Mile Extra-Territorial Jurisdiction of the City. Milander seconds the motion.

Vote taken Acklie, Grosserode, Abler, Oswald, Milander, Flood, Brown and Amen all voted "Aye." None vote "Nay." Motion carried.

Administrators report:

Zoning permits are discussed.

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

Meeting adjourned at 7:59 p.m.