

This is your official notice of the **July 18, 2024**, meeting of the Madison County Joint Planning Commission, beginning at **6:00 p.m.** in the Lifelong Learning Center Suites E-G, 601 E. Benjamin Ave, Norfolk, Nebraska.

**PRE-SUBMISSION: Discussion to be held at 5:45 p.m. on the application for Dale Frisch for anyone that can attend. This meeting will be to gather information only. No public input and no action will be taken at this time.**

**AGENDA**  
**Thursday, July 18, 2024**  
**6:00 p.m.**

**CALL TO ORDER/ROLL CALL - Consideration and/or action on:**

1. Call meeting to order.
2. Roll Call
3. Proof of Publication
4. Inform the public of the location of the Open Meetings Act
5. Minutes – May 16, 2024

**PUBLIC HEARINGS – Discussion and/or action on:**

6. The purpose of this hearing is to receive public comments concerning the application of Dale Frisch for a Swine Animal Feeding Operation on property described as the Pt of the E ½ of the SE ¼ of Section 22, Township 21 North, Range 4 West of the 6th P.M., Madison County, Nebraska. This property is located at 82421 538th Ave Newman Grove, Madison County Nebraska. (Parcel# 590133381)
7. The purpose of this hearing is to receive public comments concerning the Conditional Use Permit application of Shannon Kurpgeweit to construct a home on less than 40 acres on Elly's Lot Split on property described as a part located in the SE ¼ of the NE ¼ of Section 21, Township 22 North, Range 2 West of the 6th P.M., Madison County, Nebraska. This property is located Northwest of the City of Madison, Nebraska ½ a mile north of the intersection of 549th Ave. and 830th Rd. (Parcel# 590138456)
8. The purpose of this hearing is to receive public comments concerning the application of Kelly Griffith for a Change of Zoning from "R1" Single Family District to "C2" Central Business District on property described as S ½ Lot 4, BLK 2, Original Town, Village of Meadow Grove, Madison County, Nebraska. This property is located at 433 2nd St Meadow Grove, Ne. (Parcel # 590033948)
9. The purpose of the hearing is to consider recommendations to declare an area within the City of Newman Grove blighted & substandard.

A map of the area and copies of the blight and substandard study may be obtained by contacting Bobbi Pettit, AICP of FIVE RULE Rural Planning at 308.455.3528 or [bobbi@fiveruleplanning.com](mailto:bobbi@fiveruleplanning.com).

Proposed Area includes approximately 124.36 acres and is described as follows:

From a point beginning on the southeast corner of Parcel ID (PID) #590013076, then moving northwest along the northern right-of-way (ROW) line of Railroad Avenue until reaching the southeast corner of PID #590013033, then moving north until reaching the northeast corner of PID #590013033, then moving west until reaching the northwest corner of PID #590013033, then moving north until reaching the southwest corner of PID #590013025, then moving east until reaching the southeast corner of PID #590013025, then moving north in a straight line until reaching the northeast corner of PID #590013017, then moving east in a straight line until reaching the northwest corner of PID #590013009, then moving southeast and east along the property line of PID #590013009 until reaching southeast corner of PID #590013009, then moving north until reaching the northeast corner of PID #590013009, then moving west until reaching the southwest corner of PID #590014471, then moving north in a

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*The Planning Commission reserves the right to go into executive sessions using the procedures outlined in the open meetings act which is posted at the meeting location.*

**MADISON COUNTY JOINT PLANNING COMMISSION**

1112 BONITA DRIVE; NORFOLK, NE 68701  
402.370.3577 FAX: 402.370.3581

**PIERCE COUNTY PLANNING COMMISSION**

111 W. COURT STREET; PIERCE NE 68767  
402.329.4600 FAX: 402.329.6439

straight line until reaching the northwest corner of PID #590014412, then moving west in a straight line along the south property line of south ROW line of Hale Avenue until reaching the PID #590017853, then moving south in a straight line along the west ROW line of South 8th Street until reaching the southeast corner of PID #590017861, then moving west until reaching the southwest corner of PID #590017861 and continuing west in a straight line along the south ROW line of Bordwell Avenue until reaching the northwest corner of PID #590016202, then moving south in a straight line along the east ROW line of South 5th Street until reaching the southwest corner of PID #590016199, then moving southeast in a straight line along the north ROW line of Railroad Avenue until reaching the southeast corner of PID #590016180, then moving south in a straight line along the west ROW line of South 6th Street until reaching the northeast corner of PID #590017667, then moving northwest in a straight line along the south ROW line of Logan Avenue until reaching the northwest corner of PID #590013734, then moving south in a straight line along the east ROW line of South 4th Street until reaching the south ROW line of County Line Road and continuing south along the east property line of PID #710073934 until reaching southwest corner of PID #710169683, then moving west in a straight line until reaching the west property line of PID #710073934, then moving north along the west property line of PID #710073934 until reaching the south property line of PID #590017578, then moving west in a straight line until reaching the southwest corner of PID #590017551, then moving north in a straight line until reaching the northwest corner of PID #590017632, The purpose of this hearing is to receive public comments concerning the application of Corn Silk Energy LLC for a Conditional Use Permit for installation of a temporary meteorological tower for the purposes of measuring wind speed on property in Part of the S ½ of the SE ¼ in Section 21, Township 21, Range 3, West of the 6th P.M. Madison County, Nebraska. The property is located approximately 1 mile North and 5 miles East of the City of Newman Grove, Madison County, Nebraska at the intersection of 824th Rd and 543rd Ave. (Parcel # 590126725)

10. The purpose of the hearing is to consider approval of a general redevelopment plan for Proposed Redevelopment Area C.

A map of the area and copies of study may be obtained by contacting Bobbi Pettit, AICP of FIVE RULE Rural Planning at 308.455.3528 or bobbi@fiveruleplanning.com.

Proposed Redevelopment Area C includes approximately 124.36 acres and is described as follows:

Please see Item #9 for complete legal description.

**OTHER BUSINESS – Discussion and/or action on:**

11. Review possible submitted documentation from peer reviewed credible sources regarding Madison County Zoning Regulations Section 603.3 Commercial/Utility Grade Wind Energy Systems as requested by the Madison County Board of Commissioners.

**CITIZENS' COMMENTS (No action can be taken.)**

**ADMINISTRATOR'S REPORT/ZONING PERMITS REPORT  
ADJOURNMENT**

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