

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The November 21, 2024, Meeting of the Madison County Joint Planning Commission was called to order by Chairman Acklie at 6:00 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: Oswald, Brown, Griffith, Flood, Acklie and Milander

Absent: Abler, Amen and Westerman

Also Present: Lowell Schroeder 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-: October 17, 2024. The minutes of October 17, 2024, Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Acklie, Oswald, Flood, Griffith, Brown and Milander vote "Aye" none vote "Nay". Motion carried.

Acklie reads the first Public Hearing.

The purpose of the hearing is to consider recommendations to declare an area within the City of Tilden as blighted & substandard.

Proposed Redevelopment Area 4 encompasses approximately 97.6 acres and is described as follows:

From a point beginning at the southeast corner of Parcel ID (PID) #000111300, then moving northwest along the north right-of-way (ROW) line of West Highway 275 / Front Street until reaching the southwest corner of PID #000111500, then moving north along the west property line of PID #000111500 and continuing north past the northwest corner of PID #000111500 until reaching the north property line of PID #000326500, then moving east along the north property line of PID #000326500 until reaching the northeast corner of PID #000326500, then moving south along the east property line of PID #000326500 until reaching the northwest corner of PID #590152238, then moving east until reaching the northeast corner of PID #590152238, then moving south until reaching the southeast corner of PID #590152238, then moving west until reaching the southeast corner of PID #590145018, then moving north until reaching the northeast corner of PID #590145018, then moving west until reaching the northwest corner of PID #590145018, then moving south until reaching the southwest corner of PID #590145018, then moving west until reaching the eastern property line of PID #000326902, then moving north along the western ROW line of 534 Avenue until reaching the northeast corner of PID #000327100, then moving west along the north property line of PID #000327100 and continuing west until reaching the northeast corner of PID #000327000, then moving south in a straight line until reaching the north property line of PID #000111300, then moving east along the north property line of PID #000111300 until reaching the northeast corner of PID #000111300, then moving south until reaching the southeast corner of PID #000111300, which is the point of beginning, approximately 97.6 acres.

6:06 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Lowell Schroeder speaks in favor. He uses maps to explain the area and states that the conditions meet the criteria for blighted and substandard.

Schroeder states that Tilden has been part of a blight study and in some areas, redevelopment has taken place while some has not. He states that to keep the blighted area at 50% there are some areas that will be removed. He shows on a map the areas that will be removed.

Brown and Griffith discuss the location.

Brown clarifies the area with Schroeder and discusses irrigation in that area.

Acklie asks about wetlands in the area.

Schroeder states they will look into any wetlands in the area.

Milander asks if the area is within city limits.

Schroeder states that most of it is outside city limits and would need to be annexed.

Acklie asks if there is anyone else in favor.

No one speaks

Acklie asks if there is anyone who is opposed.

No one speaks.

Schroeder states that the City of Tilden has had lots of good development and has lots of proposed development.

6:17 p.m. Acklie closes the Public Hearing.

Milander makes a motion to declare an area within the City of Tilden as blighted and substandard. Flood seconds the motion.

Vote taken. Brown, Acklie, Oswald, Griffith, Flood and Milander vote "Aye" none vote "Nay". Motion carried.

Acklie reads the second Public Hearing.

The purpose of the hearing is to consider the approval of a general redevelopment plan for Proposed Redevelopment Area 4.

Proposed Redevelopment Area 4 encompasses approximately 97.6 acres and is described as previously stated above

6:18 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Lowell Schroeder explains the Redevelopment plan

Acklie asks questions regarding annexation and taxes.

Schroeder states that the properties will not be annexed unless the owners request it.

Acklie asks if anyone else is in favor.

No one speaks

Acklie asks if there is anyone who is opposed.

No one speaks.

6:21 p.m. Acklie closes the Public Hearing.

Oswald makes a motion to consider the approval of a general redevelopment plan for proposed redevelopment area 4. Milander seconds the motion.

Vote taken. Brown, Acklie, Oswald, Griffith, Flood and Milander vote "Aye" none vote "Nay". Motion carried.

Administrators report:

An invitation from Orsted is discussed.

Solar regulations and projects in Madison County are discussed.

Nebraska Wind and Solar Conference is discussed

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

Meeting adjourned at 6:46 p.m.