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This is your official notice of the **November 21, 2024**, meeting of the Madison County Joint Planning Commission, beginning at **6:00 p.m.** at the Madison County Planning Office, 1112 Bonita Drive, Norfolk, Nebraska.

**AGENDA**  
**Thursday, November 21, 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 – October 17, 2024

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

6. **The purpose of the hearing is to consider recommendations to declare an area within the City of Tilden as 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. 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.
7. **The purpose of the hearing is to consider the approval of a general redevelopment plan for Proposed Redevelopment Area 4.** 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. 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

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*The agenda is kept current and available for public inspection at the Madison County Planning Department, 1112 Bonita Drive, Norfolk, Nebraska. The Planning Commission shall have the right to modify the agenda to include items of an emergency nature during the public meeting. (Section 84-1, 411 Revised Statutes of Nebraska)*

*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.*

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.

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

**CITIZENS' COMMENTS (No action can be taken.)**  
**ADMINISTRATOR'S REPORT/ZONING PERMITS REPORT**  
**ADJOURNMENT**

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