

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The February 20, 2025 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: Abler, Brown, Oswald, Flood, Amen, Acklie, Westerman and Milander

Absent: Griffith

Also Present: Ned Porter, Madison County Attorney; Joe Smith, Ron Schmidt, Neal Acklie, 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-January 23, 2025: The minutes of the January 23, 2025, Madison County Joint Planning Commission meeting were presented.

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

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

Acklie reads Public Hearing.

The purpose of this hearing is to receive public comments concerning an amendment to the Madison County Zoning and Subdivision Regulations, Section 603.B Solar Farm Definitions to include the definition of Landowner and Property owner.

Heather states that as discussed at our January meeting, there have been questions regarding the term property owner in the discontinuation paragraph of the solar regulations. The property owner is the owner of the solar property that has applied for the conditional use permit, not the owner of the land, which is the landowner. Due to the questions, it was decided at the January meeting to add a definition of property owner in relation to the solar regulations to clarify the meaning.

Heather states that added to Section 603 B Solar Farms, Definitions will be the following:

Definitions:

The following definitions pertain specifically to this section of the Resolution.

Landowner: A person who owns land.

Property Owner: The owner of the lease agreement and property associated with the approved Conditional Use Permit such as solar equipment, maintenance structures, and other related appurtenances.

6:04 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

No one speaks.

Acklie asks if there is anyone who is opposed.

No one speaks.

6:05 p.m. Acklie closes the Public Hearing.

Amen makes a motion to recommend approval for an amendment to Section 603 B Solar Farms to include the definitions of Landowner and property owner. Flood seconds the motion.

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

Other Business-Discussion and /or action

Citizens Comments:

Ron Schmidt speaks to the Planning Commission regarding solar setbacks.

Ron Schmidt speaks to the Planning Commission regarding the possibility of requiring Wind Tower developers to provide an MSDS sheet from the manufacturer.

Administrators report:

Zoning permits are discussed.

Disclosure & Accountability is discussed.

NPZA Conference in March is discussed.

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

Meeting adjourned at 6:26 p.m.