

This is your official notice of **June 26, 2025**, 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, June 26, 2025
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 15, 2025

PUBLIC HEARINGS – Discussion and/or action on:

6. The purpose of this hearing is to consider the application of Craig & Stacey Koehler for a Conditional Use Permit to construct a garage over 1,000 square feet on property described as Herman Hogrefes Addition S1/2 E 132 FT Blk 2 City of Battle Creek, Madison County, Nebraska. The property is located at 502 S Boyer Street, Battle Creek, Nebraska (Parcel id#590020595).
7. The purpose of this hearing is to consider the application of Andy Colsdén for a Conditional Use Permit to construct a garage over 1,000 square feet on property described as Days Addition N 85 Ft Blk 5 City of Battle Creek, Madison County, Nebraska. The property is located at 302 S Werner Street, Battle Creek, Nebraska (Parcel id#590019716).
8. The purpose of this hearing is to consider the application of Investment Group, dba Nextlink for a high-speed internet Tower Development Permit on property described as the East ½ of the Northeast ¼ of Section 8, Township 21, Range 2 Madison County, Nebraska. The property is located at 82647 548th Ave., Madison, Nebraska. (Parcel id# 590125753).
9. The purpose of the hearing is to obtain public comment prior to consideration of a proposed redevelopment plan for certain property within the City of Tilden, which plan shall include a redevelopment project that will utilize tax increment financing.
The properties which are the subject of the public hearing are located in the City of Tilden and legally described as follows:
Part of Lot 1, Mossbarger's Re-Subdivision being located in the Northeast Quarter of the Southeast Quarter of Section 13, Township 24 North, Range 5 West of the 6th P.M., Antelope County, Nebraska, more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of said Section 13, thence S 01°39'22" E on the East line of said Southeast Quarter 767.34 feet to the Point of Beginning; thence S 01°39'22" E on said East line 237.99 feet; thence S 87°47'48" W 529.85 feet; thence N 01°39'22" W and parallel to said East line 237.99 feet to the point of beginning. (Parcel id# 000326903)

OTHER BUSINESS – Discussion and/or action on:

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.

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

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

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.