

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The March 12, 2026, 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: Acklie, Westerman, Oswald, Flood, Griffith, and Brown

Absent: Abler, Amen, Milander

Also Present: Jeff Meinke, Mark Eggers, and Marcus Sehi, Zoning Administrator Heather McWhorter and Zoning Office Assistant Rhonda Cortner.

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 15, 2026: The minutes of November 13, 2025, Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Griffith, Oswald, Flood, Acklie, Brown and Westerman vote "Aye" none vote "Nay".

Motion carried.

Acklie reads the first Public Hearing.

The purpose of this hearing is to consider the application of Marcus Sehi for a Conditional Use Permit to construct a home on less than 40 Acres on property described as a Part in the NE ¼ of the NW ¼ of Section 2, Township 24 North, Range 4 west of the 6th P.M., Meadow Grove, Madison County, Nebraska. The property is located North of the Village of Meadow Grove, approximately ½ mile West of the intersection of 539th Ave and 846th Rd, Meadow Grove, Nebraska (Parcel id# 590144640)

Heather states that the applicant wants to build a house on a 3-acre tract that was previously split in a General Agriculture District. It will be the first home on the quarter section so meets the density of the district.

Statement of Finding of Facts:

1. **This application is consistent with the Madison County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.**
2. **The property is zoned Ag2 General Agriculture and meets the density requirements for the Zoning district.**

Recommended Conditions:

1. **This Conditional Use Permit is permanent and may be transferred between owners.**
2. **This Conditional Use Permit allows a single-family home on less than 40 acres.**

3. **With the passage of this permit, the applicant and/or residence builder realizes that the new residence is going to be subject to livestock odors, dust, and general nuisances. This does not mean that the applicant is giving up the right to be protected by Madison County and the State of Nebraska.**
4. **The applicant should be aware it is their responsibility to remove any Nebraska Noxious Weeds found on the property at any time after the approval of this application by the County Board of Commissioners.**
5. **A zoning permit must be obtained from the Zoning Office before construction of the home begins.**
6. **A copy of the signed permit must be recorded with the County Register of Deeds office by the applicant.**

Acklie opens the Public Hearing at 6:02p.m.

Acklie asks if there is anyone in favor.

Marcus Sehi speaks in favor. They bought the land 4 years ago and now are ready to build a house. Roger asks how close they are to the river. Marcus states they are over a mile away and will be on a hill.

Acklie asks if there is anyone who is opposed.

No one speaks.

Acklie closes the public hearing at 6:04p.m.

Westerman makes a motion to approve, Griffith 2nds the motion. Acklie, Griffith, Oswald, Westerman, Brown, and Flood vote "Aye" none vote "Nay". Motion carried.

Acklie reads the next Public Hearing.

The purpose of this hearing is to consider the application of Mark Eggers for a Conditional Use Permit to construct a home on less than 40 Acres on property described as a part in the NE ¼ of the NE ¼ Section 11, Township 24 North, Range 4 west of the 6th P.M., Madison County, Nebraska. Parcel is located at 53898 845th RD, Meadow Grove, Madison County, Nebraska. (Parcel id# 590145220)

The applicant wants to build a house on a 6-acre tract that was previously split in a General Agriculture District. Will be the first home on the quarter section so meets the density of the district.

Statement of Finding of Facts:

1. **This application is consistent with the Madison County Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.**
2. **The property is zoned Ag2 General Agriculture and meets the density requirements for the Zoning district.**

Recommended Conditions:

1. **This Conditional Use Permit is permanent and may be transferred between owners.**
2. **This Conditional Use Permit allows a single-family home on less than 40 acres.**

3. With the passage of this permit, the applicant and/or residence builder realizes that the new residence is going to be subject to livestock odors, dust, and general nuisances. This does not mean that the applicant is giving up the right to be protected by Madison County and the State of Nebraska.

4. The applicant should be aware it is their responsibility to remove any Nebraska Noxious Weeds found on the property at any time after the approval of this application by the County Board of Commissioners.

5. A zoning permit must be obtained from the Zoning Office before construction of the home begins.

6. A copy of the signed permit must be recorded with the County Register of Deeds office by the applicant.

Acklie opens the Public Hearing at 6:08p.m.

Acklie asks for anyone in favor.

Mark Eggers speaks in favor.

Griffith asks where the house will sit. Mark says it will sit West of the other buildings. The house will be one story. They also split another parcel to the west for pasture for a couple cows.

Acklie asks if anyone is opposed.

No one speaks.

Griffith makes a motion to approve, Brown 2nds the motion. Acklie, Oswald, Griffith, Westerman, Brown, and Flood vote "Aye" none vote "Nay". Motion carried.

Acklie reads the next Public Hearing.

The purpose of this hearing is to consider the application of Jeff Meinke for a Conditional Use Permit to construct a garage over 1,000 square feet on property described as Highlawn Addition Lots 6-9 Block 1, City of Battle Creek, Madison County Nebraska. Parcel is located at 304 W. Park St, Battle Creek, Nebraska. (Parcel id# 590020412)

Applicant is requesting to build an oversized garage on his property located in a Single Family (R-1) Residential District.

Statement of Finding of Facts:

1. This application is consistent with the Battle Creek City Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.
2. The property is zoned as R1 Single Family District

Recommended Conditions:

1. This Conditional Use Permit is permanent and shall be registered against the lot deed with the Madison County Register of Deeds by the applicant once approved by the Battle Creek City Council.
2. No building may be built until first receiving a building permit from the City of Battle Creek.
3. This building shall not be used for commercial purposes.

Acklie opens the Public Hearing at 6:12p.m.

Acklie asks if there is anyone in favor. Jeff Meinke speaks in favor. He wants to build a 30x50 garage. His property is 3 Lots and has plenty of room for the garage. The neighbors are fine with it.

Acklie asks if there is anyone opposed.

No one speaks.

Acklie closes the Public Hearing at 6:14p.m.

Brown makes a motion to approve, Oswald 2nds the motion. Flood, Brown, Westerman, Oswald, Griffith, and Acklie vote "Aye" none vote "Nay" Motion carries.

Oswald makes a motion to adjourn, Brown 2nds the motion. Griffith, Oswald, Westerman, Brown, Flood, and Acklie vote "Aye" none vote "Nay". Motion carries.

Meeting adjourns at 6:22p.m.

Heather informs the committee that the next Meeting will be on April 16th. We have 2 items for the next agenda so far.