

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The April 17, 2025 Meeting of the Madison County Joint Planning Commission was called to order by Vice-Chairman Oswald 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, Oswald, Flood, Amen, Brown, Griffith and Milander

Absent: Westerman and Acklie

Also Present: Darin Hahne, Jerry Dittrich, Steve and Maggie Rutjens, Zoning Administrator Heather McWhorter, and Zoning Office Assistant Jennie Martinez

Open Meetings Act: Oswald stated that the Open Meetings Act will be followed.

Proof of Publication: Oswald stated the Proof of Publication Notice was published in the Norfolk Daily News.

Minutes-March 20, 2025: The minutes of March 20, 2025, Madison County Joint Planning Commission meeting were presented.

Motion made by Flood to approve the minutes and seconded by Abler.

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

Heather states that the hearings tonight are on a project in the City of Tilden. There are three hearings due to statutory requirements, however I believe we can discuss the project during the first hearing, then open the additional hearings for comments for/against and a motion.

Heather reads a letter from Jerry Dittrich.

Heather refers to the survey and explains what they are proposing to do.

Jerry Dittrich explains his plans for housing.

Darin Hahne; Elkhorn Valley Schools superintendent states that this is a project that he has been working on for 4 years. He states that they passed the bond and just need to find a place to put the sports complex. He states that they have looked at 2 properties that didn't work out and Jerry Dittrich said that he has a property.

Oswald reads the first Public Hearing.

The purpose of this hearing is to consider the application of Jerry Dittrich for a Change of Zoning from AG-Agriculture District and R1-Single Family Residential District to R2- Medium Density Residential on property described as Lots 1-4, Block 2 and the adjacent alley located in Bartee's 1st Addition to the City of Tilden, Madison County, Nebraska and Part of the West ½ of the Southwest ¼ of Section 18, Township 24, Range 4 Madison County, Nebraska. The property is located North of Hwy 275 and East of North Madison Street in the City of Tilden. (Parcel ID's 590011820 & 590152238)

Heather states that the purpose of the hearings is a project that involves the City of Tilden, Elkhorn Valley school district and Mr. Dittrich as a developer. The school owns a tract of land where the old track is located and is purchasing additional land to the north as can be seen on the site plan. The intent is to build a sports complex and parking facility. The City of Tilden would like to build a new baseball facility in the future as part of the project. Additionally, Mr. Dittrich is asking to subdivide the property into a new residential subdivision for additional housing in Tilden, as noted on the site plan.

6:07 p.m. Oswald opens the first Public Hearing.

Oswald asks if there is anyone in favor.

Jerry Dittrich speaks in favor. He states that this is an ongoing 4-year project. He states that he purchased this ground a couple years ago from Stan Schapman and as part of Stan's agreement to sell it was that he would only sell it if it was used to do something for the community. Dittrich states that was his full intent and promised that he would not farm it but instead would like to look for the opportunity for additional housing and an avenue for the school.

Dittrich states that with the new school that they have in Tilden it starts with your school, your town businesses and housing to increase the population and keep the kids coming back. He states that there is a need for housing.

Oswald asks if there is anyone else in favor.

No one speaks.

Oswald asks if there is anyone is opposed.

No one speaks.

6:09 p.m. Oswald closes the Public Hearing.

Abler asks what the advantage of the Change of Zoning is.

Heather explains that it is needed to become a subdivision and will allow more options for the school and housing.

Griffith states that the old track is awful.

Abler makes a motion to recommend approval of the Change of zoning from AG- Agriculture District and R1-Single Family Residential District to R2- Medium Density Residential. Amen seconds the motion.

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

Oswald reads the Next Public Hearing.

The purpose of this hearing is to consider the application of Jerry Dittrich and School District No. 80 for a Subdivision on property described as Lots 1-4, Block 2 and the adjacent alley located in Bartee's 1st Addition to the City of Tilden, Madison County, Nebraska and Part of the West ½ of the Southwest ¼ of Section 18, Township 24, Range 4 Madison County, Nebraska. The property is located North of Hwy 275 and East of North Madison Street in the City of Tilden. (Parcel ID's 590011820& 590152238)

Heather states that this is a request for a subdivision that also replats the area designated for the school and city projects. This will plat the area as Lots 1-14 of Dittrich Subdivision as seen on the plat.

6:15 p.m. Oswald opens the Public Hearing.

Oswald asks if there is anyone in favor.

Hahne speaks in favor and explains where the complex, practice field and parking lot will be located.

Heather states if there is anything the city or school would like to add in the future; for example, a baseball field would be permitted uses.

Oswald asks if there is anyone else in favor.

No one speaks.

Oswald asks if there is anyone who is opposed.

No one speaks.

6:16 p.m. Oswald closes the Public Hearing.

Heather verifies that services will be tied into the City of Tilden.

Dittrich and Hahne state that is correct.

Milander makes a motion to recommend approval of the Preliminary Plat. Abler seconds the motion.

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

Milander makes a motion to recommend approval for the Final Plat. Brown seconds the motion.

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

Oswald reads the next Public Hearing.

The purpose of this hearing is to consider the application of Elkhorn Valley Schools for a Conditional Use Permit for a sports complex on property located in Part of the Northwest ¼ of the Southwest ¼ of Section 18, Township 24, Range 4 Madison County, Nebraska (pending approval Lots 8 & 9 Dittrich Addition, City of Tilden, Madison County, Nebraska) The property is located North of Hwy 275 and East of North Madison Street in the City of Tilden. (Parcel ID's 590011820 & 590152238)

Heather states that this is a request by the school district for a Conditional Use Permit for the sports complex. This is a permitted use within the R2 district that the old track is currently located in. The north part of the land where the new project is located requires a CUP at this time. If rezoned to R2 it would not have been a conditional use, however based on the current zoning we are sending it through as a hearing.

Heather reads the Finding of Facts and the Recommended Conditions.

Findings of Fact:

- 1. The application is consistent with the City of Tilden Comprehensive Plan and Zoning and Subdivision Regulations.**
- 2. Ingress and egress is marked as part of the requested subdivision plat.**

Recommended Conditions:

- 1. This is a permanent Conditional Use Permit for a sports complex for Elkhorn Valley School District.**

Heather explains why the legal description says pending. She states that now the property has a different legal description but once the Subdivision is approved the property will have a different legal description which is the pending legal description.

Abler asks if there are currently any houses in the Bartee addition.

Dittrich states that the west lots have housing and explains where the housing is on the east.

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

Oswald asks if there is anyone in favor.

No one speaks.

Oswald asks if there is anyone who is opposed.

No one speaks.

6:19 p.m. Oswald closes the Public Hearing.

Amen makes a motion to recommend approval based on the above Recommended Conditions. Flood seconds the motion

Steve and Maggie Rutjens arrive in opposition, however they thought the meeting started at 6:30.

Oswald explains that the hearing is over and allows them to speak to ask questions.

Short discussion between the Rutjen's and the Planning Commission over concerns about the ball diamond and Madison St. as they are neighbors to the project.

Heather explains that this will advance to the City Council and they will have a chance to express their concerns at that meeting.

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

Other Business-Discussion and /or action

Citizens Comments:

Administrators report:

Zoning permits are discussed.

Disclosure & Accountability updates are discussed.

Town Hall meeting is discussed.

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

Meeting adjourned at 7:29 p.m.