

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The May 15, 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: Acklie, Westerman, Oswald, Flood, Griffith and Milander

Absent: Brown, Amen and Abler

Also Present: Ashley Walz, Dori Hoffman, Janneil Knox, Brian Knox, Jodi Borchers, 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-April 17, 2025: The minutes of April 17, 2025, Madison County Joint Planning Commission meeting were presented.

Motion made by Flood to approve the minutes with a change to page 2 regarding a change from Acklie to Oswald, and seconded by Abler.

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

Motion carried.

Acklie reads the first Public Hearing.

The purpose of this hearing is to consider the application of Ashley Walz for a Conditional Use Permit to construct a home on less than 40 acres on ASHLEY WALZ LOTSPILT, property described as part of the Southwest ¼ of the Southwest ¼ of Section 22, Township 24 North, Range 3 West of the 6th P.M, Madison County, Nebraska. The property is located at 54311 842nd Road, Battle Creek, Nebraska (Parcel id#590154710).

Heather states that the property is in a General Ag District AG-2. There is one additional home on the quarter section, which is owned by the applicant's father. They are asking to split 8 acres and build a home.

Heather states that she has had a couple questions regarding flood plain on the property. She shows on the map where the floodplain and floodway are on the property. She states that on the location Ashley wants to build there are neither.

Heather reads the Statement of the Finding of Facts and Recommended Conditions.

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.

6:06 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Ashley Walz speaks in favor and states that she would like to build a home on the property.

Acklie asks if the driveway will be on 842nd Road.

Walz states that it will and explains the location.

Acklie discusses possible flooding on the road.

Walz states that she has seen it flood twice in her lifetime

Acklie verifies the location of her father's home with Walz.

Acklie asks if there is anyone else in favor.

Jody Borchers; Aunt of the applicant and a neighbor to the west and north, states that she has some questions and asks if there is anything that can negatively impact her property.

Acklie verifies Borchers location.

Milander asks if Borchers is in the same ¼ section as the location where Walz wants to build.

Heather states that to the west is in a different section but to the north is in the same section.

Heather explains density requirements and the minimum number of acres needed for a lot split. She states that this will not have a negative impact.

Borchers asks about the location of the driveway.

Walz explains 3 options for a driveway that she has. She explains using the survey the options she has.

Heather explains how her options leave her access to the road and will not leave the property landlocked.

Acklie asks if 543 Ave is an open road.

Walz states that the road is on the east side by her dad's place and ends in a T.

Walz states that she has a quote from a guy regarding putting in the driveway which includes a culvert.

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if there is anyone is opposed.

No one speaks.

6:17 p.m. Acklie closes the Public Hearing.

Milander makes a motion to recommend approval based on the above Recommended Conditions. Griffith seconds the motion.

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

Acklie asks if there is anyone present for the next Public Hearing.

No one is present to represent the application of AMG Technology Investment Group, dba Nextlink for a 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. (Parcel id# 590125753)

Heather calls the applicant to verify they will not be in attendance and verbally notifies the hearing will postpone to a later date with no one present to represent the hearing.

Westerman makes a motion to table Agenda Item #7. Milander seconds the motion.

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

Other Business-Discussion and /or action

Citizens Comments:

Administrators report:

Zoning permits are discussed.

Future wind tower permit procedures discussed.

Discussion on questions received regarding wind towers.

Flood makes a motion to adjourn. Oswald seconds the motion. All vote "Aye". None vote "Nay".

Meeting adjourned at 6:52 p.m.