

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The May 21, 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 Abler

Absent: Brown, Milander and Amen

Also Present: Mary Smith, Ben Drozd, 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-July 16, 2025: The minutes of July 16, 2025, Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Abler, Griffith, Oswald, Flood, Acklie 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 Mark Smith for a Change of Zoning from "R1" Single Family District to "C2" Central Business District on property described as N ½ Lot 4, BLK 2, Original Town, Village of Meadow Grove, Madison County, Nebraska. This property is located at 119 Pleasant Ave Meadow Grove, Nebraska. (Parcel id# 590033956)

Heather states that the applicants are requesting a rezoning to operate a hair salon on the property. The property directly south was rezoned previously to C2 so there would not be spot zoning.

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

Acklie asks if there is anyone in favor.

Mary Smith speaks in favor and states that they would like to build a double car garage and a salon on the South side of the lot.

Acklie asks if there is a house on the lot.

Smith states that there is one across the street. She also states that she has owned a salon for 38 years and recently relocated to Meadow Grove

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if there is anyone is opposed.

No one speaks.

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

Griffith states that Village of Meadow Grove will be happy to have a new business in town.

Oswald asks if it will have street side parking.

Smith states that it will.

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

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

Other Business-Discussion and /or action

Citizens Comments:

Administrators report:

Zoning permits are discussed.

Potential solar and wind is discussed.

"Bonge" lake violation is discussed.

The hazard mitigation plan is discussed.

The 2025 Ne Wind and Solar Conference is discussed.

Norfolk ETJ is discussed.

Resident in Battle Creek Violation is discussed.

The Gun Range in Madison County is discussed.

The new convenience store in Tilden is discussed.

The pipeline meeting is discussed.

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

Meeting adjourned at 6:36 p.m.