

MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The September 18, 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, Abler and Amen

Also Present: Bobbie Pettit, Andrew Willis, Gerry Dittrich, Hannah (Child Care manager) and Zoning Office Assistants Jennie Martinez & 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-August 21, 2025: The minutes of August 21, 2025, Madison County Joint Planning Commission meeting were presented.

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

Vote taken. Milander, 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 Mid-Nebraska Lutheran home to convert a portion of the assisted living facility to no more than two Home II Childcare facilities on property described as Railroad Addition Lots 1&2 & N ½ Lot 3, BLK 14 & PT VAC Street and Railroad Addition Lots 10, 11, 12, 13 & 14, BLK 5 & PT VAC Street, City of Newman Grove, Madison County, Nebraska. The property is located at 109 N 2nd St, Newman Grove, Nebraska (Parcel id's # 590016250 & 590015370)

Jennie states that the applicant is requesting a CUP to operate a childcare in a portion of the Mid-Nebraska Lutheran home that is not currently in use. Zoning is R2 Medium Density Residential District and is allowable with the conditional use permit.

Statement of Finding of Facts:

1. The application is consistent with the City of Newman Grove Comprehensive Plan.
2. The application is consistent with the City of Newman Grove Subdivision Regulations.
3. The Mid-Nebraska Lutheran Home assisted living facility has a vacant wing that will be utilized for childcare facility.
4. This is a R2 Medium Density zoning district and is an allowable use with a Conditional Use Permit.

Proposed Conditions:

1. Applicant must follow all local, state and federal laws regarding the licensing of a daycare business.
2. Any violations of the afore mentioned Conditions will be enforced by the Newman Grove City Zoning Administrator as per Newman Grove City Zoning Regulations

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

Acklie asks if there is anyone in favor.

Bobbie Pettit speaks in favor.

Hannah (Childcare manager) Speaks in favor.

Discussion between Bobbie, Hannah and Planning Commission consists of location of day care in the building, remodeling, purchase of meals from the nursing home, capacity of up to 24 children with 6 already on the waitlist, streets and alleys, parking, 2-4 employees, Newman Grove Community Builders, size of each room, and a \$100,000 grant that was received.

Jennie reads 2 letters that were received from Marlin & Betty Cederlind, in favor (Exhibit A) and Randall & Janice Kleveland, in favor but with concerns of the usage of Pike Street (Exhibit B).

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if there is anyone who is opposed.

No one speaks.

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

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

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

Acklie reads the next Public Hearing.

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 property which is the subject of the public hearing is located in the City of Tilden and legally described as follows: Lots 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, and 14, Dittrich Addition, City of Tilden, Madison County, Nebraska (Parcel IDs 90262001, 90262006, 90262012, 90262017, 590262026, 90262028, 590262034, 590262054, 90262066, and 90262072)

6:20 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Andrew Willis and Jerry Dittrich speak in favor.

Discussion between Andrew, Jerry and the Planning Commission consists of 3 phases ; 1st phase 10 houses, 2nd phase 10 houses and 3rd phase last 14 houses, streets and utilities, TIFF; the utilization, purpose of Tiff, amount generated, lot sizes, new community center, need for additional housing and location.

Acklie asks if there is anyone else in favor.

Bobbi Pettit states that she is in favor.

Acklie asks if there is anyone who is opposed.

No one speaks.

6:32 p.m. Acklie closes the Public Hearing.

Griffith makes a motion to recommend approval of the Redevelopment plan for certain property in the City of Tilden and the utilization of TIF. Westerman seconds the motion.

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

Other Business-Discussion and /or action

Citizens' Comments:

Administrator's report:

Acklie discusses the nuclear power meeting at Northeast Community College.

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

Meeting adjourned at 6:42 p.m.