MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The July 25, 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, Oswald, Flood, Amen, Brown and Abler
Absent: Milander and Westerman

Also Present: Darren Hunter, Greg Reznicek, 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-April 16, 2026**:** The minutes of April 16, 2026, Madison County Joint Planning Commission meeting were presented.
Motion made by Flood to approve the minutes and seconded by Amen.
Vote taken. Abler, Oswald, Flood, Acklie, Brown and Amen vote "Aye" none vote "Nay". Motion carried.

Acklie reads the first Public Hearing.

The purpose of this hearing is to consider the application of Vertical Bridge (The Towers) for a Tower Development Permit to construct a Verizon telecommunications tower on property described as a Part in the NE ¼ of Section 31, Township 22 North, Range 1 west of the 6th P.M., Madison County, Nebraska. The approximate location of property is Northwest of the intersection of Fairgrounds Road and W 6th St, Madison, Nebraska. (Parcel Id# 590139452)

Heather states that The Towers LLC proposes constructing a 150.5-foot (160.5-foot overall) self-support telecommunication tower within a 100-foot by 100-foot lease area. Associated equipment will be installed within a 75-foot by 75-foot fenced-in compound within the lease area. A 30-foot-wide access/utility easement will extend east from the compound to connect to 553rd Avenue. The site is currently an agricultural field.

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

Statement of Finding of Facts:

1. This application is consistent with the City of Madison Comprehensive Plan, Zoning and Subdivision Regulations and the Zoning Map.
2. Property is zoned Agriculture.
3. Applicant will lease a tract for location of tower from landowner.

Recommended Conditions:

1. This Conditional Use Permit shall be for a period of twenty-five years and will become effective with the adoption of this resolution. This permit is subject to all the City of Madison Zoning and Subdivision Regulations and the governing powers of the State of Nebraska.
2. The applicant must provide a lease, purchase agreement or easement to secure rights to the required setbacks of one foot for every foot of height of the tower.
3. All self-supporting lattice or guyed towers shall be enclosed within a security fence or other structure designed to preclude unauthorized access.
4. Applicant must conform to the regulations of the Federal Aeronautics Administration, which includes filing Form 7460-1. Documentation must be presented to the Zoning Administrator prior to beginning construction.

6:03 p.m. Acklie opens the Public Hearing.

Acklie asks if there is anyone in favor.

Darren Hunter speaks in favor. He states that they would like to build a new cell tower for Verizon. He states that they explored other areas as well as contacted 13 landowners and this property was the most suitable. He states that the tower will be designed to carry two additional carriers.

Acklie asks if the tower will be supported by guy wires.

Hunter states that it is a self-supporting tower.

Greg Reznicek asks who the 13 additional landowners are that were contacted because he received no notice from the company and has property 100' away. He also asks why the tower can not be placed on the west of the property.

Hunter states that the information is on his computer and the landowner helped to decide on the placement of the tower.

Acklie asks if there is anyone else in favor.

No one speaks.

Acklie asks if anyone is opposed.

Greg Reznicek asks what the company will do to disguise the tower and why it's not being placed at the fairgrounds considering that's where it's needed.

Abler explains setbacks to Reznicek.

Reznicek again refers to disguising the tower and suggests it being disguised as a 150' corn stalk.

Reznicek states that he doesn't understand how the County can allow this. He then asks if this board is volunteers.

The members of Planning Commission states that they are.

Heather explains the responsibilities of the Planning Commission and the City Council.

Acklie asks if there is anyone else opposed.

No one speaks.

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

Abler makes a motion to recommend approval based on the above recommended conditions. Oswald seconds the motion. Vote taken. Flood, Amen, Oswald, Abler, Brown and Acklie vote “Aye” none vote “Nay”. Motion carried.

ELECTION OF OFFICERS

CHAIRMAN:

Brown makes a motion to nominate Travis Amen as Chairman. Flood seconds the motion. Vote taken. Flood, Amen, Oswald, Abler, Brown and Acklie vote “Aye” none vote “Nay”. Motion Carried.

VICE-CHAIRMAN:

Flood makes a motion to nominate Roger as Vice-Chairman and Abler makes a motion to nominate Shannon Brown as Vice-chairman. Abler seconds the motion. Vote taken which resulted in a 3-3 tie. Acklie resigned from the nomination. Vote taken to nominate Shannon Brown as Vice-Chairman. Flood, Amen, Oswald, Abler, Brown and Acklie vote “Aye” none vote “Nay”. Motion Carried.

SECRETARY:

Abler makes a motion to nominate Merlin Oswald as Secretary. Flood seconds the motion. Vote taken. Flood, Amen, Oswald, Abler, Brown and Acklie vote “Aye” none vote “Nay”. Motion Carried.

RECORDING SECRETARY:

Abler makes a motion to nominate Jennie Martinez as Recording Secretary. Brown seconds the motion. Vote taken. Flood, Amen, Oswald, Abler, Brown and Acklie vote “Aye” none vote “Nay”. Motion Carried.

Heather gives the administrators report.

Discussion on the 2026 Wind and Solar Conference is discussed.

Discussion on the need for members and the recent resignation of Joy Griffith Is discussed.

6:46 p.m. Amen makes a motion to Adjourn. Oswald seconds the motion. Vote taken. Flood, Amen, Oswald, Abler, Brown and Acklie vote “Aye” none vote “Nay”. Motion carried.