MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The October 15, 2026, Meeting of the Madison County Joint Planning Commission was called to order by Chairman Amen 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: Milander, Acklie, Westerman, Boyd, Oswald, Flood and Amen
Absent: Abler and Brown

Also Present: Dakota Tegeler, Zoning Administrator Heather McWhorter and Zoning Office Assistant Jennie Martinez
Open Meetings Act: Amen stated that the Open Meetings Act will be followed.

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

Minutes-September 17, 2026**:** The minutes of September 17, 2026, Madison County Joint Planning Commission meeting were presented.
Motion made by Flood to approve the minutes and seconded by Westerman.
Vote taken. Oswald, Flood, Milander, Boyd, Westerman, Acklie and Amen vote "Aye" none vote "Nay". Motion carried.

Amen reads the first Public Hearing.

The purpose of this hearing is to consider the application of Dakota Tegeler to construct a home on less than 40 acres on property described as Part of the E ½ NE ¼ Section 13, Township 24 North, Range 3 west of the 6th P.M., Battle Creek Madison County, Nebraska. The property is located approximately 4 miles North of the City of Battle Creek, West of the Intersection of 546th Ave & 844th Rd. (Parcel id# 590154188)

Heather states the applicant has completed a lot split of 5 acres and is now ready to start the process to build a home. There are no other homes on the quarter section, and it is zoned General Ag.

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 Ag and meets the density requirements for the

Zoning district as it will be the first home on the ¼ section.

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 Pierce County and the State of Nebraska.

4. The applicant should be aware it is his 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 applicant.

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

Amen asks if anyone is in favor.

Dakota Tegeler speaks in favor. He states that his father gave him 5acres and he would like to build a house on it.

Amen asks if there is anyone else in favor.

No one speaks.

Amen asks if anyone is opposed.

No one speaks.

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

Acklie asks where the driveway will be.

Tegeler states that there is already a driveway there.

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

Heather gives the administrators report.

New Member Zach Boyd; representing Meadow Grove is introduced.

Discussion on the 2026 Wind and Solar Conference.

6:28p.m. Flood makes a motion to Adjourn. Acklie seconds the motion. Vote taken. Flood, Amen, Oswald, Westerman, Boyd, Acklie and Milander vote “Aye” none vote “Nay”. Motion carried.