MINUTES

Madison County Joint Planning Commission

Norfolk, Nebraska

The September 17, 2026, Meeting of the Madison County Joint Planning Commission was called to order by Chairman Amen at 6:04p.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, Oswald, Flood, Amen, Brown and Abler
Absent: Acklie and Westerman

Also Present: Braxton Staack, Zach Boyd, 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-June 25, 2026**:** The minutes of June 25, 2026, Madison County Joint Planning Commission meeting were presented.
Motion made by Flood to approve the minutes and seconded by Oswald.
Vote taken. Abler, Oswald, Flood, Milander, Brown 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 Braxton Staack construct a Shop over 1000 square feet on property described as Railroad Addition S ½ Lot 10 & all Lot 11, Blk 15 Newman Grove, Madison County, Nebraska. The property is located at 116 North 1st St (Parcel id# 590016466)

Heather states that the applicant is requesting a CUP to build a shop in a R2 Medium Density district. His plan is to begin as a shop with the footprint for it to be a shouse upon completion, the building will take place in two stages. He owns and lives on the property directly to the south.

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

Statement of Finding of Facts:

1. The application is consistent with the City of Newman Grove Comprehensive Plan and Zoning and Subdivision Regulations.
2. Property is in a Medium Density Residential District R-2.
3. Applicant owns the property to the south.

Proposed Conditions:

1. This Conditional Use Permit is for construction of a shop with living quarters, a shouse, and is permanent and shall be registered against the lot deed with the Madison County Register of Deeds by the applicant once approved by the Newman Grove City Council.
2. No building may be built until first receiving a building permit from the City of Newman Grove.
3. No storage of equipment or building supplies outside of the shop. It is in a residential district and will be maintained as such.
4. This building shall not be used for commercial purposes.

Abler clarifies height restrictions in the City of Newman Grove with Heather.

Heather states that in Newman Grove the height restrictions for a residential building are 30' and for an accessory building are 20'.

6:09 p.m. Amen opens the Public Hearing.

Amen asks if there is anyone in favor.

Braxton Staack speaks in favor. He states that He would like to put up a shop with living quarters. He states that previous owners intended to build on it and put a basement in but never did anything with it; leaving an open lot.

Staack states that it will have footings according to Newman Grove City codes. He states that it will have heated floors.

Staack states that he will first build the shop then add living space.

Amen asks if there is anyone else in favor.

No one speaks.

Flood states that he has looked at this lot for several years and it has had nothing done to it. He states that a new structure is better than an open dirty lot.

Amen asks if anyone is opposed.

No one speaks.

Heather asks about his plans for the exterior and mentions a phone call that was received by a Newman Grove resident with concerns about what it was going to look like.

Staack states that it will look nice and will be dark gray with a wrap around deck. He states that it will have two doors; 14'x12' and the other 12'x12'.

Milander clarifies the height of the new building.

Stack states that it will have 20' sidewalls and total height 28'.

Flood states that around Newman Grove he has not heard any opposition.

6:15 p.m. Amen closes the Public Hearing.

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

Heather gives the administrators report.

Discussion on the 2026 Wind and Solar Conference.

Discussion on webinar for required continuing education.

Discussion on upcoming Pierce County Planning Commission meeting.

7:04p.m. Milander makes a motion to Adjourn. Flood seconds the motion. Vote taken. Flood, Amen, Oswald, Abler, Brown and Milander vote “Aye” none vote “Nay”. Motion carried.