

BOARD OF COMMISSIONERS
DAKOTA COUNTY

RESOLUTION 25C-013

RESOLUTION ADOPTING ADDITIONTO DAKOTA COUNTY ZONING REGULATIONS

WHEREAS, the County Board of Commissioners has the authority to amend zoning resolutions which shall have the force and effect of law pursuant to Section 508 of the Zoning Ordinances of Dakota County, Nebraska; and

WHEREAS, the County Board of Commissioners established the Dakota County Planning Commission pursuant to Regulation as set for by Neb. Rev. Stat. §23-114 to 23-114.05, 23-168.04, 23-172 to 23-174, 23-174.02, 23-373 and 23-376; and

WHEREAS, the Commission has determined it reasonable and necessary to add ordinance Section 900.4.300 the addition of Commercial Solar Energy Conversion System 25Kw+ regulations to the Dakota County zoning regulations; and

WHEREAS, it is the intent of the County Board to enact the proposed addition of Section 900.4.300 the addition of Commercial Solar Energy Conversion System 25Kw+ regulations to the Dakota County zoning regulations,

NOW, THEREFORE, BE IT RESOLVED BY THE DAKOTA COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

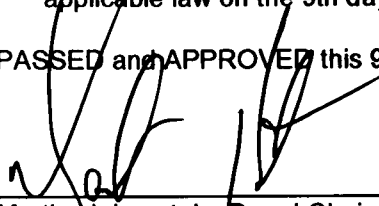
- I. A public hearing regarding the adoption of proposed addition of Section 900.4.300 in the Agricultural Zoning District was held on May 20, 2025 before the Dakota County Planning Commission as required by the State of Nebraska. The Planning Commission provided its recommendation of approval as noted in the Planning Department Report Exhibit "A".
- II. A public hearing regarding the adoption of the proposed amendment and revisions to the Dakota County Zoning Regulations, was held by this Board as required by §23-114.01(2).
- III. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing and the proof of publication has been filed in the Office of the Dakota County Clerk.
- IV. Notice of the time and place of each hearing was also given in writing to the clerks of the local governments which have jurisdiction over land within three (3) miles of the property affected by such action as required by Neb. Rev. Stat. §23-164.
- V. The proposed amendment and revisions to be approved by this Resolution are within Section 900.4.300 of the Dakota County Zoning Regulations. Further the Planning Department report is attached hereto as Exhibit "A".
- VI. The proposed amendment and revisions to the Dakota County Zoning Regulations are consistent with the Dakota County Comprehensive Development Plan and are designed to promote the health, safety and welfare of the present and future inhabitants of Dakota County.

FURTHER, BE IT RESOLVED THAT this Board, in light of the above, after due deliberation and consideration, upon the recommendation of the Planning Commission, adopts the proposed addition to the Dakota County Zoning Regulations Section 900.4.300, specifically approval of the amendment as shown in Exhibit "A", and directs the Planning Department to amend the Dakota County Zoning Regulations by adding Section 900.4.300 and that the same have full force and effect of law, the effective date of the aforementioned Zoning Regulations shall be June 9, 2025.


BE IT ALSO RESOLVED THAT, pursuant to Neb. Rev. Stat. §23-114.03, the County Clerk is directed and instructed to, within fifteen (15) days of the date of this Resolution, publish these Regulations in book or pamphlet form or once in a legal newspaper published in and of general circulation in the county, and the County Clerk is further directed to spread these regulations in the minutes of the proceedings of the county board.

FINALLY, BE IT RESOLVED THAT the regulations enacted by this Resolution are intended to be a complete revision of the existing Zoning Regulations, and all previous Resolutions or parts of Resolutions of the Dakota County Board of Commissioners on said subjects or in conflict with the provisions of this Resolution are hereby repealed. The above Resolution was approved by a vote of the Dakota County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 9th day of June, 2025.

PASSED and APPROVED this 9th day of June, 2025.


Martin Mohnstein, Board Chair


Brian Van Berkum, Commissioner


Rick Bousquet, Commissioner


Jeff Reed, Commissioner

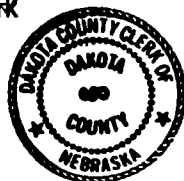

Rogelio Rodriguez, Commissioner

ATTEST:

Approved as to form:


Cherie Conley, County Clerk


Kim Watson, County Attorney



The regular meeting of the Dakota County Planning Commission was called to order at 7:00 P.M. by Chairman Martin Rohde and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Gordon Hegge, Steven Lieber, Dick McCabe, Harold Moes and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Rick Bousquet. Public present: Ethan Frazier with Mission Energy

Notice was made regarding the Open Meeting Act posted on the wall.

First item on the agenda is the re-organization of the board. Nomination made by Ron Collins, second by Ron Gill to keep all offices the same. Roll Call Vote. Unanimous. Motion carried. Marty Rohde will remain Chairman, Harold Moes vice-Chair, and Dick McCabe secretary.

Moved by Steven Lieber, second by Scott Bousquet, to approve the minutes of the March 18, 2025 meeting minutes. Consent unanimous. Motion carried.

Planning Commission had final reviewed of solar definitions to be added to zoning regulations along with recommendations from Mission Energy. After discussion on the definitions, a motion was made by Ron Gill, second by Tim Decker to accept the changes to the solar definitions. Roll Call Vote. Unanimous. Motion Carried.

Planning Commission had final review for the addition of the Commercial 25Kw+ Solar regulations and along with recommendations from Mission Energy. Mr. Frazier pointed out a discrepancy on 3(f) under general requirements and with the Solar Overlay District regarding fence height with one requiring a 6' foot fence and the other an 8' fence. The Commission agreed to change it to 6' in the Commercial 25Kw+ for consistency.

Planning Commission had final review of changes to Section 600.3 to include Solar Energy Conversion Systems under Conditional Uses in the AG zoning district. Joe explained in order to issue a conditional use permit for solar, it needed to be added to the conditional uses in AG Section 600.3. Motion made by Tim Decker, second by Ron Gill to approve adding Solar Energy Conversion Systems under Conditional Uses in the AG zoning district. Roll Call Vote. Unanimous. Motion Carried.

The Planning Commission reviewed the Conditional Use Permits up for annual renewal. Joe commented that there have not been any complaints on any of them. Motion made by Gordon Hegge, second by Scott Bousquet to renew the Conditional Use Permits for Curtis Arndt's towing service, Kevin Pedersen for Ellenay Country Events, Lynch Properties RV Park and for Rob Nelson for a truck/trailer/equipment sales business. Roll Call Vote. Unanimous. Motion Carried.

At 7:25 Martin Rohde opened a Public Hearing for discussion on changes to the zoning regulations for the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding the addition of Solar Conversion Systems to Conditional Use under 600.3 in the Agricultural Zoning District of the Dakota County zoning regulations. No public.

At 7:27 the hearing was open regarding the added definitions to the Solar Regulations. No Public was present.

At 7:28 the hearing was open regarding the addition of Commercial 25Kw+ Solar regulations. No Public was present.

Public hearing was closed at 7:30

Motion made by Tim Decker, second by Scott Bousquet to approve the addition of Solar Conversion Systems to Conditional Use Permits under 600.3 in the Agricultural Zoning District of the Dakota County zoning regulations, and give their recommendation to the Dakota County Board of Commissioners for their final approval. Roll Call Vote. Unanimous. Motion Carried.

Motion made by Steven Lieber, second by Harold Moes to approve adding the additional definitions to the Dakota County Solar Energy Regulations, and give their recommendation to the Dakota County Board of Commissioners for their final approval. Roll Call Vote. Unanimous. Motion Carried.

Motion made by Harold Moes, second by Tim Decker to approve the addition of Commercial 25kw+ Solar regulations to the Dakota County zoning regulations, and give their recommendation to the Dakota County Board of Commissioners for their final approval. Roll Call Vote. Unanimous. Motion Carried.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: None.

Marty opened up the floor to public comment. No public

Joe mentioned to the commission that the paperwork regarding future changes encompasses all the solar regulations

Moved by Tim Decker, second by Harold Moes to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:38 P.M.

Respectfully submitted,

Jolene Gubbels

Section 900.4.300 COMMERCIAL SOLAR ENERGY CONVERSION SYSTEM 25Kw+

1. Applicability

The purpose of this section is to provide for the construction and operation of Commercial Solar Energy Conversion Systems 25Kw+ (CSECS25Kw+) in the unincorporated areas of Dakota County. Commercial Solar Energy Conversion Systems 25Kw+ may be permitted in the Agricultural (AG) Zoning District subject to the approval of a Conditional Use Permit and also subject to the following required criteria and standards:

- a. A legal description of the perimeter boundaries of the proposed project including lease agreements or other satisfactory evidence that the applicant is the owner of the property or has written permission of the owner/s to make such application.
- b. Name, address and phone number of the developer and the developer's contact person for the project. A statement from the developer providing relevant information regarding an overview of the company, the company's environmental management history and the company's qualifications and experience in CSECS25Kw+development. In the event of any change in contact personnel ownership or contact information, the applicant shall provide the address, phone number and name of the contact person to the Dakota County Planning Administrator.

2. Site Plan:

Drawn in sufficient detail and scale to clearly describe the following:

- a. General vicinity of the project location within the County
- b. Scale and North arrow
- c. Acreage of the site
- d. Existing topography shall be shown at two (2) foot intervals
- e. Location of existing electrical lines, including transmission lines, oil & gas pipe lines and any additional utility lines
- f. Flood hazard boundaries as shown on the latest Federal Insurance Rate Maps
- g. Property lines for each property under separate ownership included within the proposed CSECS25KW+boundaries with a key identifying each owner
- h. Location of all existing residential structures within the boundaries of the proposed CSECS25Kw+
- i. All public roads within and/or adjacent to the CSECS25Kw+
- j. Location of all solar collectors, transformers, substations, connecting power lines and other structures to be used as part of the operation

3. General Requirements:

- a. Collection lines rated at 45 kv or below are to be installed underground and shall be installed so as to permit agricultural usage or other current usages of the property, an underground (and

if applicable overhead) communication and power collection plan will be submitted with application.

b. Information shall be provided relative to the solar technology to be used (i.e. polycrystalline PV, monocrystalline PV, Cadmium Telluride PV, evacuated tube solar thermal, flat plate solar thermal, etc.); approximate number of solar modules/panels; system mounting (i.e. fixed-tilt on flat roof, fixed-tilt ground-mount, I-axis tracking ground-mount, etc.); the maximum height of any new utility poles; and power capacity of the system, in both DC and AC Watts where applicable; total acreage of array and acreage of total project; manner in which the project will connect (i.e. net meter to existing distribution line, to new distribution line, to transmission line); and, whether a new substation will be constructed. (If so, provide location and size).

c. If a CSECS25Kw+ is proposed to be placed within one (1) mile of any airport or airstrip as shown on the Airport and Airstrip Map incorporated herein by reference, the applicant shall provide acknowledgement from the Federal Aviation Administration prior to construction. The applicant shall provide a Solar Glare Hazard Analysis utilizing the latest version of the Solar Glare Hazard Analysis Tool (SGHAT), or its equivalent, per its user's manual, to evaluate the solar glare aviation hazard. The full report for each flight path and observation point, as well as the contact information, shall be submitted to the Planning Administrator at least thirty (30) days before the required public hearing for the Conditional Use Permit for the CSECS25Kw+. Any applicable CSECS25Kw+ design changes (e.g. module tilt, module reflectivity, etc.) after initial submittal shall be rerun in the SGHAT tool and the new full report shall be sent without undue delay to the Planning Director for accurate records of the as-built system. The analysis shall provide an assessment of when and where glare will occur throughout the year.

1). If solar glare is predicted, the applicant shall provide mitigation measures to address the impacts of solar glare. Mitigation measure may include, and are not limited to, texture glass, anti-reflective coatings, screening, distance and angling of solar PV modules in a manner that reduces glare to surrounding land uses of non-participating property owners.

d. The CSECS25Kw+ shall not exceed fifteen feet (15') in height; provided, however, said height restriction shall not apply to substation facilities or transmission lines.

e. All CSECS25Kw+ structures shall be setback from the project boundary lines and public rights-of-way at least ninety feet (90'). Additionally, all CSECS25Kw+ structures shall be setback two hundred fifty (250) feet as measured from the nearest portion of any existing and non-participating landowners' residential structure at the time of the application.

f. The CSECS25Kw+ shall be enclosed by perimeter fencing at least eight feet (6') tall to restrict unauthorized access. No outdoor storage of any materials or equipment is permitted except for construction equipment and materials during construction.

g. There shall be no signage allowed on the CSECS25Kw+ with the exception of safety and emergency contact signs, warning signs, directional or project identification signs and any other signage required by applicable law or regulations.

h. The CSECS25Kw+ should be located to make maximum use of existing terrain, vegetation and structures to screen the Project from off-site views. Where possible, CSECS25Kw+ should be sited such that non-shading vegetation and/or existing structures are located between the facility and public and private viewpoints. Landscaping and/or screening may be required to help screen the CSECS25Kw+.

- i. The applicant shall identify the potential fire risk associated with the project, including both prescribed burning and nonprescribed burning.
- j. No CSECS25Kw+ shall be placed such that concentrated solar glare casts onto adjacent properties or roadways.
- k. 2 Access roads per mile shall be constructed within the project, for installation and operation purposes, shall be shown on the site plan and shall be constructed in accordance with engineering standards and in accordance with any applicable landowner agreements.

4. Development Plan:

The Development Plan shall have a written narrative in a style that is easily understood that describes the project, including cost/benefit analysis, anticipated life time, decommissioning and restoration. Detailed technical data, statistics and other supplementary information shall be included in appendices. Contents of the CSECS25Kw+ Development Plan as follows:

- a. Cultural Assessment: Applicant shall perform a cultural resources assessment and provide the same to the County and to the State Historic Preservation Office.
- b. Wildlife and Wetlands: Applicant shall comply with all requirements provided by law and obtain all permits required by the U.S. Fish and Wildlife Service (USF&WS), the Nebraska Game and Parks Commission, the Natural Resources Conservation Service (NRCS) and the Farm Service Agency (FSA) regarding the protection of wildlife and identification of wetlands.
- c. General Construction Document Requirements: Applicant shall provide a general description of major components of the solar panels and on-site facilities including solar panel specifications, transmission lines and accessory facilities, such as control rooms, transformers, substations, maintenance facilities, underground infrastructure and interior access roads. The proposed number, location, capacity and dimensions of the arrays shall also be included.
- d. Soil Erosion Sediment Control and Storm Water Runoff: Applicant shall prepare and provide to the County a NDEE approved Storm Water Pollution Prevention Plan for all construction sites.
- e. Fire Safety and Emergency Plan: The develop plan shall include a Fire Safety and Emergency Plan identifying the potential fire risk associated with the project, including both prescribed burning and non-prescribed burning. This shall address fire originating within the site, fires escaping from the site and potential effects of fire originating from outside the site. The applicant shall provide 24-hour contact information to the Dakota County Emergency Management Department and shall post emergency contact information on site.
- f. Ground Water Resources: Applicant must notify the County of any risks it finds to ground water aquifers in connection with the construction of CSECS25Kw+ project and all mitigation measures the applicant proposes to utilize to mitigate such risk.
- g. Air Quality: Applicant shall submit a plan to control dust on roads which will be used during construction which plan shall be a part of the Road Agreement required below.
- h. Land Use and Development: Applicant shall identify potential constraints or benefits the CSECS25Kw+ may place on the current or future use of the land within the project site and the surrounding area. The extent of any limitations due to public health and safety risks shall be specifically addressed, and the effects on the following activities shall also be addressed.

1). Agricultural activities;

2). Residential activities;

3). Commercial activities;

4). Industrial activities.

i. **Bibliography:** The Development Plan shall provide a bibliography of the authorities consulted and documents relied on in completing the Development Plan.

j. **Appendices:** All detailed technical information that supports the Development Plan shall be included in the appendices. The most important feature of the appendices shall be included in the main body of the Development Plan.

k. **Prerequisites to Construction Under an Approved Conditional Use Permit**

1). **Decommissioning Agreement:** A Decommissioning Agreement as described in Section "7. a." below must be approved and accepted by the Board of County Commissioners before any construction begins.

2). **Road Agreement:** Transportation routes used for construction shall be coordinated with the Dakota Highway Superintendent. Dakota County may require the applicant to provide and pay for an independent study of all or some of the roads, bridges and culverts over which equipment for the CSECS25Kw+ will travel during the construction phase to determine the ability of said roads, bridges and culverts to withstand the expected traffic. Applicant shall be held liable for any damages to county roads or rights-of-way resulting from solar panel construction, deconstruction and/or maintenance activities. A Road Agreement by which the developer or operator of the CSECS25Kw+ assumes financial responsibility for infrastructure improvements needed for construction and repair for infrastructure damages caused by construction must be entered into by the Applicant and by the Board of County Commissioners before any construction begins.

3). **Power Purchase Agreement** Applicant shall provide evidence that they have successfully entered into an agreement for the off-site purchase of power produced or have a grid interconnection for the energy production with the relevant electrical authority (ex. NPPD or local utility) before any construction begins.

5. Construction Requirements

a. **Licensed Engineer:** Construction shall be in compliance with applicable County Building Codes, State and Federal Regulations and applicable conditions set forth in the Conditional Use Permit

b. **Site Clearance:** Site clearance and preparation shall be conducted in accordance with State Law and any applicable landowner agreements.

c. **Field Representative:** Prior to the start of, and continuously throughout the construction and site restoration, Applicant shall designate a field representative responsible for overseeing compliance with the conditions of the Conditional Use Permit. Such representative shall be accessible by telephone during normal business hours. The address and emergency phone number of such representative shall be provided to the Planning Administrator and the Dakota County Emergency Management Director of any change in contact information.

d. **Cleanup:** Applicant shall remove all waste and scrap that is the product of construction, operations, restoration and maintenance from the site and properly dispose of it upon the

completion of each task. Any land restoration shall be done in a manner that is consistent with the terms of any agreement executed between the Applicant and the landowner.

6. Operational Requirements of CSECS25KW+ Conditional Uses

- a. Hazardous Materials: Lubricants and/or hazardous material located on the premises shall be kept and transported in accordance with all state and federal regulations.
- b. Visual Impact: Applicant shall take reasonable measures to mitigate specific adverse visual impacts such as reflections and glare affecting residences within or immediately adjacent to the CSECS25KW+ Conditional Use area.
- c. Decommissioning: Decommissioning shall occur in compliance with the Decommissioning Plan.

7. Decommissioning/Restoration/Abandonment/Financial Security

- a. Decommissioning Agreement: Applicant shall enter into a Decommissioning Agreement with the Board of County Commissioners before any construction begins. Compliance with the Plan shall, at all times, be a condition of the Conditional Use Permit whether or not explicitly listed in any document reflecting the agreement. The Plan shall describe the manner in which the CSECS25Kw+ improvements will be dismantled and removed from the site within 18 months of the abandonment or the end of the useful life of the CSECS25Kw+ or of such improvement and shall require the removal of all above-ground components of the CSECS25Kw+. Foundations shall be removed to a depth of at least four feet (4') below grade and the area refilled with soil which is reasonably similar in quality, structure and fertility to that of the original excavation. Access roads shall be removed in accordance with the terms of the property owners' lease agreement.
- b. Abandonment: The CSECS25Kw+ shall be deemed abandoned at the end of a one year period following the mailing by certified mail of written notice of abandonment to the CSECS25Kw+ owner of record sent when a complete inverter block of panels does not produce electrical energy for distribution and there is no demonstrated plan to restore the equipment to operating condition. The Board of County Commissioners may require the current Conditional Use Permit holder to decommission any abandoned CSECS25Kw+ or may undertake such decommissioning with the proceeds of the escrow account, surety bond or insurance policy or otherwise at the expense of the last approved holder of the Conditional Use Permit.
- c. Financial Security: In accord with the Decommissioning Agreement, Applicant shall submit an Escrow Account/Surety Bond/Insurance Policy or other approved financial security agreement at the time and in the amount specified in the Decommissioning Agreement in order to guarantee removal of all equipment and to restore the site, as near as possible, to its pre CSECS25Kw+ topography, topsoil quality and to generally guarantee compliance with the Decommissioning Plan at the end of the project's life or in the event of abandonment of the CSECS25Kw+.

8. Transfer of Conditional Use Permit

If the Conditional Use Permit is to be transferred from the CSECS25Kw+ owner/operator (first party) to a different CSECS25Kw+ owner/operator (second party), said transfer must first be approved by the Board of County Commissioners. First party shall inform the second party of all requirements of the CSECS25Kw+ Conditional Use Permit. The second party, or new holder, of the Conditional Use Permit shall meet all requirements of the CSECS25Kw+ Conditional Use Permit. The County Commissioners may direct the Planning Administrator, the Highway Superintendent and/or a designated person to field inspect the CSECS25Kw+ project to determine current compliance with required conditions. A transfer fee of \$1,000.00 shall be paid to the County to compensate for work related to the transfer.

9. Proof of Insurance

Applicant shall indemnify and hold the County harmless from and against any and all claims demands, suits and losses to the extent arising out of, relating to or resulting from or in connection with the negligent action or omission of Applicant or its contractors or assigns during the development, construction or operations of Applicant's solar energy project located in Dakota County, Nebraska. Notwithstanding the foregoing, in no event shall the Applicant, its contractors or assigns (or any of their respective affiliates, members, shareholders, officers, directors, agents or employees) be liable for consequential, incidental, indirect, special, exemplary or punitive damages. During the construction phase of the project, Applicant or its main contractor shall, at their own expense, maintain the following insurance policies:

a. Commercial General Liability Insurance

1). **Commercial General Liability Insurance:** Applicant or its main contractor shall maintain Commercial General Liability Insurance for the solar energy project on an "occurrence" basis, including coverage for: Premises and Operations Liability; Explosion, Collapse and Underground Damage Liability; Personal Injury-Liability; Broad Form Contractual Liability supporting Applicant's indemnification agreements in favor of the additional insureds; Completed Operations and Products Liability for a period of one (1) year following the date of final completion of the solar energy project; and Independent Contractor's Protective Liability. Such policy shall have primary coverage limits of One Million Dollars (\$1,000,000.00) for injuries or death to one or more persons or damage to property resulting from any one occurrence and a Two Million Dollars (\$2,000,000.00) aggregate limit.

2). **Commercial Automobile Liability Insurance:** Applicant or its main contractor shall maintain Commercial Automobile Liability Insurance, including coverage for owned, non-owned, rented, leased and hired automobiles for both bodily injury and property damage in accordance with state legal requirements, with a combined single limit of not less than One Million Dollars (\$1,000,000.00) per accident with respect to bodily injury, property damage or death.

3). **Umbrella Excess Liability Insurance:** Applicant or its main contractor shall maintain Umbrella Excess Liability Insurance which coverage shall remain in effect for one (1) year after the date of final completion of the solar energy project. The County Commission has discretion to determine the exact Umbrella Excess Liability Insurance limit within the following: Up to ten million dollars (\$10,000,000.00) per occurrence and annual aggregate limit of up to ten million dollars (\$10,000,000.00) with Completed Operations and Products Liability coverage for a project up to twenty (20) MW in size. Between ten million dollars (\$10,000,000.00) and twenty million dollars (\$20,000,000.00) per occurrence and annual aggregate limit of between ten million dollars (\$10,000,000.00) and twenty million dollars (\$20,000,000.00) with Completed Operations and Products Liability coverage for a project twenty-one (21) MW to fifty (50) MW in size. Between twenty million dollars (\$20,000,000.00) and twenty-five million dollars (\$25,000,000.00) per occurrence and annual aggregate limit of between twenty million dollars (\$20,000,000.00) and twenty-five million dollars (\$25,000,000.00) with Completed Operations and Products Liability coverage for a project above fifty (50) MW in size.

4). **Workers' Compensation and Employer's Liability Insurance:** Applicant or its main contractor shall maintain Workers' Compensation Insurance with statutory limits (as may be amended from time to time), including Employer's Liability Insurance with limits of liability of not less than:

- i). One Million Dollars (\$1,000,000.00) for bodily injury by accident, each accident;
- ii). One Million Dollars (\$1,000,000.00) for bodily injury by disease, each employee;
- iii). One Million Dollars (\$1,000,000.00) aggregate liability for disease. After construction is complete, and during the operational phase of the project, Applicant shall maintain the insurance policies provided above, except the limits of the Umbrellas Excess Liability Insurance may be reduced to a lower figure if approved by the Board of County Commissioners.

10. Written Notice

Dakota County shall provide written notice of any proposed CSECS25Kw+ to be located within the established Growth Area or one (1) mile (whichever is greater) of any City within Dakota County requesting a review by that City prior to final consideration and action on the Conditional Use Permit.

**Dakota County Planning Commission
Dakota County, Nebraska
Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+**

The Dakota County Planning Commission held a public hearing to amend the Dakota County Planning & Zoning regulations to include Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+

Moved by Steven L., seconded by Harald M., that the above request be APPROVED ~~DISAPPROVED~~ by the Planning and Zoning Commission and request the Dakota County Board of Commissioners accept their recommendation.

Planning and Zoning Board Members voting Yea:

| | | |
|-----------------------|----------------------|--------------------|
| <u>Scott Bousquet</u> | <u>Bon Bill</u> | <u>Dick McCabe</u> |
| <u>Ron Collins</u> | <u>Gordan Hegge</u> | <u>Harald Moes</u> |
| <u>Tim Decker</u> | <u>Steven Lieber</u> | <u>Marty Rohde</u> |

Planning & Zoning Board Members voting Nay:

| | | |
|-------|-------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Planning & Zoning Board Members absent:

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |

Passed this 20th day of May 2025

Joe O'Neill
Joe O'Neill
Dakota County P&Z Administrator

Martin Rohde
Martin Rohde, Chairman
Dakota County Planning Commission

Dakota County Board of Commissioners
Dakota County, Nebraska
Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+

The Dakota County Board of Commissioners held a public hearing to amend the Dakota County Planning & Zoning regulations to include Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+

Moved by Rodriguez, second by Bousquet, that the above zoning change be
ACCEPTED ~~DENIED~~. Resolution 25C-013

Board of Commissioners voting Yea:

Hohenstein

Rodriguez

Van Berkum

Bousquet

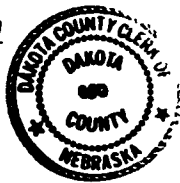
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Board of Commissioners Voting Nay:

Board of Commissioners Absent:

Passed this 9th day of June 2025

Cherie Conley
Cherie Conley
Dakota County Clerk



Martin Hohenstein
Martin Hohenstein, Chairman
Dakota County Board of Commissioners