

DAKOTA COUNTY PLANNING COMMISSION: FEBRUARY 20, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Gordon Hegge. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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 Tim Decker 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 Harold Moes, second by Scott Bousquet, to approve the minutes of the January 16, 2024 meeting minutes. Consent unanimous. Motion carried.

Motion made by Tim Decker, second by Steven Lieber to excuse the absence of Gordon Hegge. Consent unanimous. Motion carried

The commission discussed commercial solar regulations. Joe spoke with the state of Nebraska regarding bird migration. They suggested a migration study be added to the regulations which would take 2 years to complete. A few topics were discussed regarding location and setbacks. The commission will continue to work on getting new solar regulations in place.

Joe received a letter from JEO Consulting Group regarding an environmental review in pursuit of State Revolving Fund (SRF) funding assistance for the South Sioux City Wastewater Treatment Facility Expansion project. They are requesting comments regarding environmental issues related to this project. The expansion will allow for residential waste water to be processed in South Sioux City instead of piped to Sioux City for treatment. Motion made by Ron Collins, second by Harold Moes to send a letter to South Sioux City in favor of the wastewater treatment expansion. Roll Call Vote. Unanimous. Motion carried.

Discussion was held on who would be attending the NPZA conference in Kearney. Tim cannot go and Ron Gill is still undecided. Ron will contact the office as soon as he knows for sure.

Miscellaneous and old business. Tabled items: Conditional Use Permit for Summit Carbon Solutions.

Joe had another conversation with County Attorney Watson. Her opinion was that the Commission could not deny the CUP for not having 100% sign up of easements because that is not in our regulations. The Commission cannot deny it for each parcel that is not signed up. We have to stick to the regulations we have on the books. Brent Niece stated that they had approximately 72% of the easements acquired in Dakota County. The Commission will have to come up with conditions for the CUP. The commission was given information from Antelope and Stanton County on what they had for their CUP.

Motion made by Tim Decker, second by Scott Bousquet to table the Conditional Use Permit for Summit Carbon Solutions. Consent Unanimous. Motion carried.

Joe went over new permits issued. A building permit for John Birch – addition-Waterbury.

Marty opened up the floor for public comment. Ron Hartnett gave a statement opposing the Summit Carbon pipeline.

Moved by Steven Lieber, second by Tim Decker to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:50 P.M.

Respectfully submitted,

Jolene Gubbels