

DAKOTA COUNTY PLANNING COMMISSION: JUNE 18, 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, Gordon Hegge(7:05), Dick McCabe, Harold Moes, and Martin Rohde. Absent: Steven Lieber. 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.

Motion made by Tim Decker, second by Ron Gill to excuse absent members. Consent unanimous. Motion carried.

Moved by Harold Moes, second by Scott Bousquet, to approve the minutes of the May 21, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission discussed solar regulations. Rachel Walker and Ethan Frazier from Mission Clean Energy were in attendance to answer questions. Land ownership was discussed as well as coordination with power company on this project. Joe asked for their contact with NPPD so he can discuss the project with them. The question was brought up on whether or not the substation would need to be upgraded to handle this project. Ms. Walker stated that they were not sure yet but betting they would need to all at the cost of the developer. There was further discussion on ownership and the permitting process. Joe will contact Madison and Kearney County regarding their regulations. Discussion was held on how the property would be zoned. Joe will gather information from other counties for the next meeting.

Commission reviewed final plat for Bracht Commercial Park Phase 1 in South Sioux City's extraterritorial jurisdiction located in the Atokad Park area. This subdivision consists of 4 commercial lots consisting of 1.727 acres. Maintenance, snow removal and upkeep will be the responsibility of the owner until such time infrastructure improvements are installed to city specifications and the dedication is made. Moved by Tim Decker, second by Harold Moes to approve the Bracht Commercial Park subdivision. Roll Call Vote. Unanimous. Motion Carried.

Miscellaneous and old business. There have been no new developments on the Summit Carbon Pipeline from the surrounding states. Motion made by Ron Gill, second by Gordon Hegge to continue to table the 66 Conditional Use Permits from Summit Carbon Solutions. Consent Unanimous. Motion carried. Zoning Informational permits were issued to Patrick Dorsey – pool and pool shed – Hubbard, Chris Richards – storage building – Jackson, Al Gentrup – storage building – Waterbury.

Marty opened up the floor for public comment. No Comment

Moved by Ron Collins, second by Tim Decker to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:45 P.M.

Respectfully submitted,
Jolene Gubbels