

DAKOTA COUNTY PLANNING COMMISSION: September 17, 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 Gill, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Ron Collins, Tim Decker, 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.

Moved by Ron Gill, second by Steven Lieber to excuse absent members Ron Collins, Tim Decker and Gordon Hegge. Consent unanimous. Motion Carried.

Moved by Steven Lieber, second by Scott Bousquet, to approve the minutes of the August 20, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission reviewed regulations with the changes from Franklin County Nebraska and some information from Japhet Koteen Senior Project Developer. After some discussion it was decided that Joe would sit down with the county assessor to see how the property would be taxed. The Commission does not want to adopt regulations that would increase the land value for regular AG acres. There were several residents in attendance. Joe explained to them that at this point that the Commission is trying to establish regulations since the current regulations don't address a solar farm of this size. A question was asked about setbacks. Joe stated that from a non-participating homeowner the set back would be 250. From regular AG property lines with no homes would be 50'. A question was asked about what type of panels would be used. Mr. Koteen stated at this point they were unsure of the type and that the only noise would be a hum near a transformer. Another question was asked about the type of electrical line and depth of the line running to the power lines. A question was brought up about taxes and home owners insurance increasing because of this. Joe stated that the tax portion would need to be looked into more. There was a concern about potential fires from these. Mr. Koteen stated that fires are rare and usually from some sort of faulty electrical connection. He also is not aware of increased temperatures in the vicinity as a result of the panels. The panels are designed to absorb the sun not radiate it out.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tables. Joe Mallette- storage shed- Homer, Deborah Brobst – storage shed- Ponca, Doug Nelson – screened in porch – Jackson.

Marty opened up the floor for public comment. Ron Hartnett made a statement against carbon pipelines.

Moved by Ron Gill, second by Scott Bousquet to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:55 P.M.

Respectfully submitted,
Jolene Gubbels