

DAKOTA COUNTY PLANNING COMMISSION: January 21, 2025 MINUTES

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: Ron Collins, Tim Decker, Ron Gill (7:03), Steven Lieber, Dick McCabe, Harold Moes and Martin Rohde. Absent: Scott Bousquet, Gordon Hegge. Also, present: Planning and Zoning Administrator Joe O'Neill Public present: Ethan Frazier, Mission Energy.

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

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

Moved by Harold Moes, second by Ron Collins, to approve the minutes of the November 19, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission reviewed solar energy overlay district regulations. They went through and discussed the changes they would like to see. Motion made by Tim Decker, second by Ron Gill to approve the changes and move forward with a public hearing at the next meeting. Roll Call Vote. Unanimous. Motion Carried.

Commission reviewed final plat of Radiant Power Addition in South Sioux City's extraterritorial jurisdiction. Radiant Power Addition, is a commercial 3 lot subdivision located north of 370 164th Street, near the South Sioux City electrical substation. Motion made by Ron Collins, second by Steven Lieber. Roll Call Vote. Unanimous. Motion carried.

Commission reviewed final plat of Bloch Addition in South Sioux City's extraterritorial jurisdiction. Bloch Addition, a residential one lot subdivision located near 1491 Lake Avenue, South Sioux City, NE. Motion made by Tim Decker, second by Ron Gill. 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. Zoning permits issued – Jeff Donnelly – shed - Homer

Marty opened up the floor to public comment. Ethan Frazier from Mission Energy asked questions on the process for the next steps. The commission explained they will have a public hearing and then the board of commissioners would have theirs, but only for the overlay district at this point, not for the solar farms.

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

Meeting was duly adjourned at 7:22 P.M.

Respectfully submitted,

Jolene Gubbels