

## DAKOTA COUNTY PLANNING COMMISSION: May 20, 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: 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