

DAKOTA COUNTY PLANNING COMMISSION: August 19, 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 (left at 7:45), Harold Moes and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill. Public present: See Attached List

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

Moved by Ron Collins, second by Harold Moes, to approve the minutes of the July 15, 2025 meeting minutes. Consent unanimous. Motion carried.

At 7:03 Chair Martin Rohde opened a public hearing for the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding a request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,900 acres for a Solar Overlay District (SOD). Chair Rohde explained to the public that the SOD will be taxed separately from the surrounding property and will not have an effect on the tax or valuation of the surrounding ground. It is set up to protect the surrounding farm ground. Ethan Frazier with Mission Energy gave more information on the SOD. The Planning Commission heard several comments from the public regarding the SOD. Chair Rohde closed the public hearing at 7:30.

Motion made by Ron Collins, second by Harold Moes to approve the Conditional Use request for the SOD and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Unanimous. Motion Carried.

At 7:34 Chair Rohde opened a public hearing for the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding a request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,461 (updated amount approximately 2060) acres for the construction and operation of the Sternwheeler Solar Project comprising of a solar photovoltaic and battery energy storage system. The commission heard several comments from the public regarding the solar farm, some in support and some in opposition. Public hearing was closed at 8:12

Moved by Harold Moes, second by Ron Collins to approve the Conditional Use Permit request for the Solar Project and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Bousquet-aye, Collins-aye, Decker-aye, Gill – aye, Hegge – aye, Lieber – no, McCabe-absent, Moes-aye, Rohde-aye. Motion Carried.

Commission reviewed the final plat for the Dee Dee Lane Addition, in part of Government Lot 5 of Section 6, Township 88 North, Range 47 West, 5th P.M. Dakota County Lot 1 in South Sioux City's extraterritorial jurisdiction. Motion made by Harold Moes, second by Ron Collins to approve the final plat for the Dee Dee Lane Addition. Consent unanimous. Motion carried.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Neil Engel – storage shed – Jackson. Joe informed the commission that there is a variance coming up for an addition to a shed in the Farmsteads.

Marty opened up the floor to public comment. No comment

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

Meeting was duly adjourned at 8:20 P.M.

Respectfully submitted,
Jolene Gubbels