

DAKOTA COUNTY PLANNING COMMISSION: November 18, 2025 MINUTES

Notice of meeting was sent to the Dakota County Star on October 29, 2025 to be published in November 6, 2025 edition of the Star to meet the 10-day meeting notice requirement.

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. Public present: See Attached List

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

Moved by Ron Collins, second by Tim Decker, to approve the minutes of the October 21, 2025 meeting minutes. Consent unanimous. Motion carried.

Chris Winkel from Knife River came before the planning commission to discuss rezoning property west of Hwy 110 for a sand/gravel/rock rail yard on Doug Nelson's property. It would sit behind the state yard on approximately 120 acres. Mr. Winkel stated they felt there was a need for good quality aggregate at a reasonable price. Questions were brought up about how many train cars a week and if it would affect traffic on Hwy 110. Mr. Winkel stated that they would start with 1 train per week and then hopefully get up to 2 or 3. Justin Pearson with Knife River stated that they would be bringing in the product from Sioux Falls on a 100-car train. With the design, they are hoping to eliminate traffic problems on Hwy 110 and that is why they are going with such a large parcel. Questions were asked about the noise from unloading trains and what the hours of business were so trains were not getting unloaded at 2am and disturbing nearby residents. Mr. Winkel stated that aggregate season was April through November and dies down during the winter. June, July and August in really picks up. There will be an additional 75-100 trucks going in and out of the facility. Trucks can be getting loaded as early as 6:30am and in the summer can go as late as 6:30pm with the added daylight. As far as trains unloaded at night, they might come in at night but won't be unloaded until Knife River has started their business hours. They have 30 hours to unload a train. Joe O'Neill asked who lived on the north and south side of the property. Jeff and Lynn Reed and Ryan and Amanda Bousquet who were present at the meeting. Knife River has spoken to the landowners ahead of time. Tim Decker asked about projected sales revenue for the county. The Knife River representative said it can be pretty substantial. They hope to sell to cities and counties which are tax exempt, but a lot private business as well. They are wanting to sell to anyone whether it be a pickup, dump truck, they want to be available to anyone who wants product.

Rick Bousquet asked what type of material. They said initially quartzite but eventually everything, a one stop shop for aggregate – sand, gravel, etc. Knife River has gravel pits north of Hawarden, Parker, Yankton, but initially will start with their pit in Sioux Falls. They are estimating about 100 trucks a day and will pave the road off Hwy 110 going west. There will be dust, but will try to mitigate it with calcium chloride. Ron Gill asked if they reached out to the State of Nebraska and they have and the state does not have any problems with it. The State plans on resurfacing Hwy 110 next year. Joe O'Neill asked about road use agreements with the county and they said they will be working with the county. Tim Decker asked when they would start. They said they would like to break ground in the spring.

It is zoned AG and will need to be rezoned to Heavy Manufacturing. They will build a scale house and also probably build a lab to test the aggregate to make sure everything is sized right. They would eventually like to have a shop to work on equipment. Harold Moes asked for input from the surrounding landowners. Ryan Bousquet stated that they were in negotiations with Knife River. He doesn't want to move, but he doesn't want to impede on the progress and the potential benefit to the community. He is not against it. Jeff Reed stated that they were in negotiations as well. It will be a benefit to the county and doesn't want to stand in the way of that but at the same time have concerns about living across from it. Knife River reached out early on and so far, has shown very good faith and hope they continue with that.

The representative from Knife River also stated that there will be environmentalists working with them as well. They have not talked about fencing but would put berms up around the property and well maintained and trees planted.

Next item on the agenda is to discuss regulations for Battery Energy Storage systems (BAS). Joe stated that there is a lot of interest on this. It doesn't just pertain to solar panels; it can be wind turbines are any energy that stores their energy in a battery system on or off site. We currently don't have any regulations and Joe is working on finding some, but there are not any in Nebraska yet. Joe wanted to know if the board was interested in having regulations before redoing the book with SIMPCO. After some discussion, the commission is interested in having these regulations. Joe will reach out to Ethan Frazier with Mission Energy as well as working with other zoning administrators to find some examples.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Informational Statements issued to Steve Schwieger -garage- Hubbard (assessed a fine for building without a permit). Business Permits: Deanna Jarvis – commercial building – South Sioux City (Noah's Hope- fine assessed for building without a permit). There are two more residents that have built without a permit that Joe has contacted to get permits.

Marty opened up the floor to public comment. Rick Bousquet brought up a resident having a salvage yard in an area zoned AG. Joe will reach out to them again to get their property cleaned up and to look into getting regulations pertaining nuisance.

Moved by Harold Moes, second by Ron Collins to adjourn. Consent unanimous. Motion carried
Meeting was duly adjourned at 7:58 P.M.

Respectfully submitted,
Jolene Gubbels