

## DAKOTA COUNTY PLANNING COMMISSION: January 20, 2026 MINUTES

Notice of meeting was sent to the Dakota County Star on December 10, 2025 to be published in the January 8, 2026 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: Ron Collins, Tim Decker, Ron Gill, Gordon Hegge, Steven Lieber, Harold Moes, and Martin Rohde. Absent: Scott Bousquet, Dick McCabe. 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 Gill, second by Steven Lieber to excuse Scott Bousquet and Dick McCabe. Consent Unanimous. Motion Carried.

Moved by Ron Collins, second by Gordon Hegge, to approve the minutes of the November 18, 2025 meeting minutes. Consent unanimous. Motion carried.

Chair Rohde opened public hearing for the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding a request from Knife River to rezone property west of Hwy 110 from Agricultural (AG) to Heavy Manufacturing (HM) for a Sand/Gravel/Rock rail yard on approximately 120 acres, Section 2, Township 28, Range 8, Dakota County, NE. He requested everyone keep their comments to 2-3 minutes and not repeat the comments over and over again. Representatives from Knife River began with giving some information about the project. Access to the site will be off of Hwy 110 by the state yard. They will pave the gravel road 162<sup>nd</sup> Street from Hwy 110 to the entrance. The material will be brought in along the rail. The material will be brought in so nothing will be produced on site. It will be seasonal during the construction season. Probably 1-2 trains per week. Approx 3 truckloads per rail car. The piles will be 60-70 feet high. The train will not block the highway. The site was chosen due to its proximity to the railroad. There were many concerns regarding the increased truck traffic and how it could affect the neighboring properties. Chair Rohde closed the public hearing and returned to regular meeting.

Motion made by Gordon Hegge, second by Ron Collins to table the public hearing until Knife River can have a traffic study done to determine how the increased traffic would affect the area. Roll Call Vote. Unanimous. Motion Carried.

Chair Rohde opened the public hearing for the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding proposed changes to Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+ to amend 3e under general requirements to increase setbacks from public right-of-way and residential structures/property line.

### 3. General Requirements

- e. All CSECS25Kw+ structures shall be setback from the project boundary lines and public rights-of-way at least ~~ninety feet (90')~~ **one hundred and fifty feet (150')** from the center of the road. Additionally, all CSECS25Kw+ structures shall be setback two hundred fifty (250) feet as measured from the nearest portion of any existing and non-participating landowners' residential ~~structure~~ **property line** at the time of the application.

No comments from public. Public Hearing closed.

Motion made by Ron Collins, second by Steven Lieber to approve the changes to 3e in Section 900.4.300. Roll Call Vote. Unanimous. Motion Carried.

Next item on the agenda is to discuss regulations for Battery Energy Storage systems (BAS). Joe was able to find one county in Iowa that had regulations in Iowa. SIMPCO is willing to look it over and help change it for us. They want to know what we like about it. The planning commission will take it home and review it and discuss at the next meeting.

If anyone is interested in going to the NPZA in Kearney, let Jolene no as soon as possible.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Informational Statements issued to Julie Chadwick -shed- Jackson (assessed a fine for building without a permit). Jason Bobier – farm building – Dakota City (assessed a fine for building without a permit).

Marty opened up the floor to public comment. No Comment

Moved by Steven Lieber, second by Tim Decker to adjourn. Consent unanimous. Motion carried

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

Respectfully submitted,

Jolene Gubbels