

DAKOTA COUNTY PLANNING COMMISSION: July 21, 2026 MINUTES

Notice of meeting was sent to the Dakota County Star on July 6, 2026 to be published in the July 9, 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: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill (7:04), Gordon Hegge, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Steven Lieber. Also, present: Planning and Zoning Administrator Joe O'Neill, Rick Bousquet County Commissioner. Public present: Brandon Hohenstein.

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

Motion made by Tim Decker, second by Scott Bousquet to excuse absent member Steven Lieber. Consent Unanimous. Motion Carried.

Moved by Harold Moes, second by Gordon Hegge, to approve the minutes of the June 16, 2026 meeting minutes. Consent unanimous. Motion carried.

Discussion was held on the regulations pertaining to Battery Energy Storage systems (BESS). Joe sent the regs to SIMPCO to have them align with our regulations and presented to the planning commission for their review. SIMPCO asked if the commission considered residential or ag use, if so, they could fall under Tier 1. Joe is going to ask SIMPCO if they have a suggestion for a definition for Tier 1. Tier 2 BESS would be for a much larger scale storage system. Joe said the decommissioning portion coincides with the county's regulation for solar farms. The commission reviewed the regs. Joe thought they looked good, they would just need to add Tier 1 for AG and residential use.

The Commission discussed updating the RV regulations. They discussed making the following changes:

Section 640.5. RECREATIONAL VEHICLE PARKS

Occupancy

Portable storage sheds are permitted in recreational vehicle parks. All sheds shall be constructed of wood products, **with choice of siding roofing material**, ~~painted and have asphalt shingled roofs~~. Sheds shall not exceed one hundred twenty (120) total square feet. Sheds must be portable.

Boat storage is permitted in recreational vehicle parks. All boat storage shall consist of metal frame with canvas covering. Canvas must be removed in the off season.

Facilities

1. **Recreation:** A recreation area of at least five thousand (5,000) square feet shall be allowed in a recreational vehicle camp. Recreation equipment such as a playground, picnic tables, and a service building including toilets, showers, and laundry can be located within the recreation area.
2. **Sanitation:** A minimum of one (1) toilet and one (1) **shower** ~~lavatory for each sex~~ shall be provided for the exclusive use of the park occupants. ~~An additional toilet and lavatory for each sex shall be provided for each fifteen (15) sites or fraction thereof.~~

~~3.—A minimum of one (1) shower for each sex is required.~~

4. Trailer sanitation stations designed to receive the discharge of sewage holding tanks for self-contained vehicles shall be installed in an accessible location in every recreational vehicle park in which individual sites are not provided with drain or sewage inlets that meet State of Nebraska regulations.
5. **One** trash containers shall be located within the Recreational Vehicle Park ~~three hundred (300) feet of every recreational vehicle site~~ and enclosed on three (3) sides with a solid wood or masonry fence six feet in height. Park owners must make the Commission aware of the arrangements made for trash pick-up and removal from the area to help ensure the aesthetic beauty of the given area. Park owners are responsible for trash disposal.

The commission discussed light pollution regulations. Joe found regulations from Raleigh North Carolina that addresses light pollution. Most light pollution regulations are lumped in with nuisance ordinances. Joe asked the commission to take the regulations home and review them and at the next meeting they can discuss them.

The commission discussed Data Center regulations. Joe said data centers seem to be a big issue right now and he wants to make sure the county is prepared if they are approached for development. Joe had regulations from Broken Bow Nebraska and asked the commission to take them home and review before the next meeting.

Miscellaneous and old business. Permits: None. Informational Statements issued to Keith & Lori Love- shed- Dakota Flatts, Neil Engel – lean-to on existing shed- Jackson.

Marty opened up the floor to public comment. No Public

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

Meeting was duly adjourned at 8:05 P.M.

Respectfully submitted,

Jolene Gubbels