

DAKOTA COUNTY PLANNING COMMISSION: August 18, 2026 MINUTES

Notice of meeting was sent to the Dakota County Star on July 28, 2026 to be published in the August 6, 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, Gordon Hegge, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Scott Bousquet, Ron Gill, and Steven Lieber. Also, present: Planning and Zoning Administrator Joe O'Neill. Public present: Trey Hermelbracht and Troy Hermelbracht.

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

Motion made by Tim Decker, second by Gordon Hegge to excuse absent member Scott Bousquet, Ron Gill, and Steven Lieber. Consent Unanimous. Motion Carried.

Moved by Ron Collins, second by Harold Moes, to approve the minutes of the July 21, 2026 meeting minutes. Consent unanimous. Motion carried.

Trey and Troy Hermelbracht were in attendance to request a consanguinity permit from the planning commission. The run cattle with Troy's parents and want to build a house on their property since they are there all the time helping with cattle and the farm. Joe explained that with a consanguinity permit they can only allow a direct relative to live in the house. If something would happen, the house would have to be separated off on its own 2.5 acres or removed. Motion made by Tim Decker, second by Harold Moes to allow for a consanguinity permit. Joe informed them that their next step is to contact the office for a building permit when they are ready to build. Joe also informed them that they will receive a letter every year to verify they still are in need of a consanguinity permit. Roll Call Vote. Consent unanimous. Motion carried.

Discussion was held on the regulations pertaining to Battery Energy Storage systems (BESS). Joe asked SIMPCO for a definition for Tier 1 for ag and residential. They sent him one from New York and Joe does not like it. NACO has put out a land use tool kit and it has got suggestions for solar and data center regulations. Their BESS is broken down into 4 categories: Accessory – farm, residential, and business – less than one acre: Commercial Storage 1-20 megawatts; Utility Storage 20-100 megawatts; Large Utility Storage 100+ megawatts. Joe suggested we have those 4 definitions. Joe said he will get the definition and bring that back before the board.

The Commission discussed updating the RV regulations. They discussed making the following changes. If everyone agrees, we will have a public hearing next month.

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.

Motion made by Harold Moes, second by Tim Decker to approve the changes to the recreational vehicle parks regulations and have a public hearing next month regarding the changes. Consent unanimous. Motion carried.

The commission discussed light pollution regulations. The commission discussed the regulations Joe found from Raleigh North Carolina that addresses light pollution. The commission commented that they were very inclusive and some of it does not apply to the county now but could in the future. Motion made by Ron Collins, second by Dick McCabe to approve the light pollution regulations and have a public hearing next month to adopt them. Roll Call Vote. Unanimous. Motion Carried.

The commission discussed Data Center regulations. It was discussed to have a moratorium on Data Centers. Joe said we will still need to come up with regulations so we still need to get something in place can always change as they see fit as needed. Motion made by Ron Collins, second by Tim Decker to accept the regulations from Broken Bow and adopt to Dakota County regulations with a public hearing next month. Roll Call Vote. Unanimous. Motion Carried.

Miscellaneous and old business. Joe mention that Chance Bracht will getting fined for putting up a shed without a permit and discussed raising the fine since nobody seems affected by the \$100 fine. Permits: None. Informational Statements issued to Juan Alamillo – horse barn – Dakota City; Sadie & Travis Voss-- pool deck- Jackson.

Joe was asked if an ordinance for side x side was an issue for the planning commission. The commission did not think it was.

Marty opened up the floor to public comment. No Public

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

Meeting was duly adjourned at 7:37 P.M.

Respectfully submitted,

Jolene Gubbels