

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Marlan Millard. Notice was made regarding the Open Meeting Act posted on the wall and the Pledge of allegiance was said by all.

Present were: Warren Hoelsing, Paul Ireland, Dick McCabe, Marlan Millard, Harold Moes, Martin Rohde, and Elvin Vavra. Also present: and Planning and Zoning Administrator Arnold Mellick and Dakota County Commissioner Tony Gomez. Absent; Scott Gubbels, and Joe O'Neill.

Moved by Harold Moes, second by Paul Ireland to approve the minutes of the November 19, 2013 meeting. Roll Call Vote. Unanimous. Motion carried.

Chairman Marlan Millard declared the regular meeting closed and the Public Hearing open at 7:03 P.M to review a conditional use application submitted by Dan Gentrup for a swine feeding operation located at Section 27, T-28-N, R-6-E formally know as 2084 S Ave., Waterbury, NE.

The Public Hearing closed at 7:07 P.M. and the regular meeting of the Planning and Zoning Commission reopened.

Motion made by Marty Rohde, second by Warren Hoelsing to approve the conditional us permit application for the swine feeding operation and send their recommendation of approval to the Board of Commissioners for final approval. Roll call vote. Unanimous. Motion passed.

Next on the agenda is to discuss which zoning members will be attending the 2014 Nebraska Planning and Zoning Assoc. conference on Wednesday March 19th – 21st. Several members have interest in attending. Those who wish to go need to contact the zoning office by February 10th.

Next on the agenda is Miscellaneous and Old Business. Arnie went over the list of building permits and informational statements.

Marlan opened up the floor for public comment. No comments.

Moved by Harold Moes, second by Paul Ireland, to adjourn. Motion carried

Meeting was duly adjourned at 7:20 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: January 21, 2014

PUBLIC HEARING

Public Hearing was called to order at 7:03 P.M. by Chairman Marlan Millard to review a conditional use application submitted by Dan Gentrup for a swine feeding operation located at Section 27, T-28-N, R-6-E formally known as 2084 S Ave., Waterbury, NE. There will be 2 buildings 100' wide by 300' long. Each shed will house 3600 head of weaned to finish pigs. Shed will run side by side with an office and load out in between, deep pit, tunnel ventilated, curtain sided. Arnie sate that since he has a couple of residents within 3/8 of a mile, the regulations state that he needs the neighbors to sign a notarized waiver to allow for the operation of this size. Dan presented both notarized waivers he needed from his neighbors.

Chairman Marlan Millard opened up the floor for discussion and for public comment. No comments.

Chairman Marlan Millard closed the public hearing at 7:05 p.m.

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The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Marlan Millard. Notice was made regarding the Open Meeting Act posted on the wall and the Pledge of allegiance was said by all.

Present were: Paul Ireland, Dick McCabe, Marlan Millard, Harold Moes, Martin Rohde, and Elvin Vavra. Also present: and Planning and Zoning Administrator Arnold Mellick and Dakota County Commissioner Dick McNear. Absent; Scott Gubbels, Warren Hoelsing, and Joe O'Neill.

Moved by Marty Rohde, second by Paul Ireland to approve the minutes of the January 21, 2014 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is reorganization of members. Motion made by Paul Ireland, second by Harold Moes to leave as. Roll call vote. Unanimous. Motion carried. Marlan Millard will remain as chairman, Marty Rohde as vice-chair and Dick McCabe as secretary.

Chairman Marlan Millard declared the regular meeting closed and the Public Hearing open at 7:03 P.M regarding the approval of the preliminary and final plat for Phase 4 Rottunda Place lots 1-10 subdivision in South Sioux City's extraterritorial jurisdiction.

The Public Hearing closed at 7:16 P.M. and the regular meeting of the Planning and Zoning Commission reopened.

Motion made by Paul Ireland, second by Marty Rohde give approval to the Board of Commissioners to accept the preliminary and final plat of the Phase 4 Rottunda Place subdivision but does not approve the cul-de-sac that violates subdivision regulation Section 503. Roll call vote. Unanimous. Motion passed.

Chairman Marlan Millard declared the regular meeting closed and the Public Hearing open at 7:19 to review a conditional use application for Duane Barclay/Verizon Wireless to install a proposed prefabricated equipment shelter, antennas, and a 350' self supporting telecommunications tower located at NE ¼ Section 22, T-27-N, R-8-E Dakota County, NE.

The Public Hearing closed at 7:24 P.M and the regular meeting of the Planning and Zoning Commission reopened.

Motion was made by Marty Rohde, second by Harold Moes to approve the Conditional Use Permit Application and send a recommendation to the Board of Commissioners to approve the Conditional Use Permit for the Verizon tower. Roll call vote. Unanimous. Motion passed.

Next on the agenda is Miscellaneous and Old Business. Arnie went over the list of building permits and informational statements.

Marlan opened up the floor for public comment. No comments.

Moved by Harold Moes, second by Paul Ireland, to adjourn. Motion carried

Meeting was duly adjourned at 7:29 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: February 18, 2014

PUBLIC HEARING

Public Hearing was called to order at 7:03 P.M. by Chairman Marlan Millard regarding the approval of the preliminary and final plat for Phase 4 Rottunda Place lots 1-10 subdivision in South Sioux City's extraterritorial jurisdiction. Discussions were brought up regarding the flood plain and the cul-de-sac proposed on the

preliminary and final plat. The question was brought up on who was responsible to take care of the roads in the subdivision and Arnie stated that the county would be responsible for care and snow removal. Chairman Marlan Millard opened up the floor for discussion and for public comment. No comments. Chairman Marlan Millard closed the public hearing at 7:16 P.M.

Public Hearing was called to order at 7:19P.M. to review a conditional use application for Duane Barclay/Verizon Wireless to install a proposed prefabricated equipment shelter, antennas, and a 350' self supporting telecommunications tower located at NE ¼ Section 22, T-27-N, R-8-E Dakota County, NE. Daniel Dean, Site Development Consultant from Buell Consulting was present to answer questions by the zoning board regarding the tower. Typically a cell tower has a range of 7.5 to 10 miles. This tower will link up to the tower in Winnebago to help with the coverage area and will meet with the FAA regulations. Chairman Marlan Millard opened up the floor for public comment. No comments. Chairman Marlan Millard closed the public hearing at 7:24 P.M.

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The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Vice-Chairman Martin Rohde. Notice was made regarding the Open Meeting Act posted on the wall and the Pledge of allegiance was said by all.

Present were: Warren Hoelsing, Dick McCabe, Harold Moes, Joe O'Neill, and Martin Rohde, Also present: and Planning and Zoning Administrator Arnold Mellick and Dakota County Commissioner Dick McNear, and Larry Albenesius. Absent; Scott Gubbels, Paul Ireland, Marlan Millard and Elvin Vavra.

Moved by Harold Moes, second by Warren Hoelsing to approve the minutes of the February 18, 2014 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is for Larry Albenesius to discuss cul-de-sac on Rottunda Way on Phase 4 Rottunda Place's preliminary and final plats. The cul-de-sac is more of a turn around at the end of the street since there will be no houses around it. It will be big enough for snow moving equipment, emergency vehicles, moving vans etc. It will start out at approx. 14' wide and gradual increase to approx 27'-30' wide around the end to allow big trucks to turn around.

Motion made by Joe O'Neill, second by Harold Moes to approve the preliminary and final plats on Phase 4 Rottunda Place. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is to renew the yearly conditional use permits for Lynch Properties, Robb Nelson, and Curtis Arndt. It was asked if everyone was in full compliance and Arnie stated that everyone was doing what was requested of them per conditions on their permits. Motion made by Joe O'Neill, second by Dick McCabe. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is Miscellaneous and Old Business. Harold Moes spoke to the board regarding information he learned at the Nebraska P&Z conference in Kearney. Harold spoke with an extension specialist from the University of Nebraska who is working with a resident from Dakota County regarding a 4,000 to 6,000 head dairy farm operation. The dairy is looking to purchase 40 acres and the facility will be total confinement with no animals outside. It is in the planning stages and more information will follow if project is able to move forward.

Arnie went over the list of building permits and informational statements.

Marty opened up the floor for public comment. No public, no comments.

Moved by Harold Moes, second by Joe O'Neill, to adjourn. Motion carried
Meeting was duly adjourned at 7:35 P.M.
Respectfully submitted,

Jolene Gubbels

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Marlan Millard. Notice was made regarding the Open Meeting Act posted on the wall and the Pledge of allegiance was said by all.

Present were: Paul Ireland, Dick McCabe, Marlan Millard, Harold Moes, Joe O'Neill, and Martin Rohde. Also present: and Planning and Zoning Administrator Arnold Mellick. Absent; Scott Gubbels, Warren Hoelsing, and Elvin Vavra and Dakota County Commissioner Tony Gomez. Public present: Rick Ruchta.

Moved by Joe O'Neill, second by Harold Moes to approve the minutes of the April 15, 2014 meeting. Roll Call Vote. Unanimous. Motion carried.

Chairman Marlan Millard declared the regular meeting closed and the Public Hearing open at 7:05 P.M to review a conditional use application from American Tower Corporation to install additional antennas to an existing tower and build a 12' x 24' equipment shelter located at Section 23, T-29-N, R-7-E Dakota County, NE.

The Public Hearing closed at 7:08 P.M. and the regular meeting of the Planning and Zoning Commission reopened.

Motion made by Marty Rohde, second by Paul Ireland to approve the conditional use permit application from American Tower Corporation for additional antennas and equipment shelter located at Sect 23, T-29-N, R-7-E Dakota County, NE and send their recommendation of approval to the Board of Commissioners for final approval. Roll call vote. Unanimous. Motion passed.

Next item on the agenda is to discuss adding border fence permits to regulations. After some discussion a motion was made by Marty Rohde, second by Harold Moes to not include border fence permits in the zoning regulations. Roll call vote. Unanimous. Motion passed.

Next item on the agenda is to discuss storage building in area zoned recreational. After much discussion the board did not see any problems with it as long as it met the proper setbacks and the zoning regulations were followed.

Next on the agenda is Miscellaneous and Old Business. Arnie went over the list of building permits and informational statements.

Marlan opened up the floor for public comment. No comments.

Moved by Joe O'Neill, second by Harold Moes, to adjourn. Motion carried

Meeting was duly adjourned at 7:35 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: June 17, 2014
PUBLIC HEARING

Public Hearing was called to order at 7:05 P.M. by Chairman Marlan Millard to review a conditional use application from American Tower Corporation to install additional antennas to an existing tower and build a 12' x 24' equipment shelter located at Section 23, T-29-N, R-7-E Dakota County, NE. Some discussion was made regarding the existing tower and the fencing around the existing sheds will probably have to be extended to fit another shed.

Chairman Marlan Millard opened up the floor for discussion and for public comment. No comments.
Chairman Marlan Millard closed the public hearing at 7:08 P.M.

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Marlan Millard. Notice was made regarding the Open Meeting Act posted on the wall and the Pledge of allegiance was said by all.

Present were: Warren Hoelsing, Marlan Millard, Harold Moes, Joe O'Neill, and Martin Rohde. Also present: and Planning and Zoning Administrator Arnold Mellick and Dakota County Commissioner Tony Gomez. Absent; Scott Gubbels, Paul Ireland, Dick McCabe, and Elvin Vavra.

Moved by Marty Rohde, second by Joe O'Neill to approve the minutes of the June 17, 2014 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is to discuss the topics brought up at the Northeast Nebraska Association of County Officials in September. One of the topics discussed was wind towers moving into Nebraska. More and more areas in Nebraska are turning to wind energy.

Arnie brought up putting on next month's agenda to have a public hearing to remove the work joint from the name of the planning commission. Board agreed.

Next on the agenda is to discuss changing the setback requirements. This has not been an issue so the board discussed just leaving the setbacks as is.

Next on the agenda is to discuss consanguinity permit in the Farmstead area. The relative has moved out and property owner will remove trailer within 60 days.

Next on the agenda is Miscellaneous and Old Business. Arnie went over the list of building permits and informational statements.

Arnie mentioned to the board that we are required by regulations to have 6 meetings a year. If nothing is on the agenda, does the board still want to have a meeting? Board discussed and said we could have a meeting to review regulations if necessary.

Marlan opened up the floor for public comment. No Public, No comments.

Moved by Harold Moes, second by Marty Rohde, to adjourn. Motion carried
Meeting was duly adjourned at 7:30 P.M.
Respectfully submitted,

Jolene Gubbels

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Chairman Marlan Millard. Notice was made regarding the Open Meeting Act posted on the wall and the Pledge of allegiance was said by all.

Present: Paul Ireland, Dick McCabe, Marlan Millard, Harold Moes, and Joe O'Neill. Also present: and Planning and Zoning Administrator Arnold Mellick. Absent; Scott Gubbels, Warren Hoelsing, Martin Rohde, Elvin Vavra and Dakota County Commissioner Tony Gomez.

Moved by Joe O'Neill, second by Paul Ireland to approve the minutes of the October 21, 2014 meeting. Roll Call Vote. Unanimous. Motion carried.

Chairman Marlan Millard declared the regular meeting closed and the Public Hearing open at 7:03 P.M to discuss the removal of the word "Joint" from the Planning and Zoning title.

The Public Hearing closed at 7:05 P.M. and the regular meeting of the Planning and Zoning Commission reopened.

Motion made by Joe O'Neill, second by Paul Ireland to approve the removal of the word "Joint" from the Planning and Zoning title and be called Dakota County Planning Commission and send their recommendation of approval to the Board of Commissioners for final approval. Roll call vote. Unanimous. Motion passed.

Next on the agenda is Miscellaneous and Old Business. Arnie went over the list of building permits and informational statements.

Marlan opened up the floor for public comment. No public, no comments.

Moved by Harold Moes, second by Joe O'Neill, to adjourn. Motion carried
Meeting was duly adjourned at 7:08 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: November 18, 2014
PUBLIC HEARING

Public Hearing was called to order at 7:03 P.M. by Chairman Marlan Millard to discuss removing the word "Joint" from the Planning and Zoning title and to be called Dakota County Planning Commission.

Chairman Marlan Millard opened up the floor for discussion.

Chairman Marlan Millard closed the public hearing at 7:05 P.M.