

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, and the Pledge of allegiance was said by all.

Roll Call: Present were: Warren Hoelsing, Paul Ireland, Marlan Millard, Harold Moes, and Martin Rohde Also present: and Planning and Zoning Administrator Arnold Mellick and Dakota County Commissioner Dick McNear. Absent; Scott Gubbels, Dick McCabe, Joe O'Neill, and Elvin Vavra.
Notice was made regarding the Open Meeting Act posted on the wall

Moved by Paul Ireland, second by Harold Moes to approve the minutes of the November 17, 2015 meeting.
Roll Call Vote. Unanimous. Motion carried.

Next item on the agenda is for Kent Tietjen to discuss with the P&Z board is intentions of starting a car restoration business and possible putting in some apartments in an area zoned R10. Mr. Tietjen could not attend the meeting, but he is wanting to put up a building for car restoration and building a couple of apartments in the back. He does not have the room for this. The area is zoned R10 and he only has 1.89 acres. He does have rural water. In an area zoned R10 you have to have 2 acres if you don't have either rural water or public sewer. He has rural water, so he would only need 1 acre, but then he only has .89 acres to do anything with the apartment. The property is located at 727 143rd Street. Mr. Tietjen is considering buying more acres, but as it is now, he can only have his car restoration, but cannot include any apartments. Mr. Tietjen will come before the board at a later date when he has more information available.

Next item on the agenda to discuss who will be attending the NPZA conference in Kearney on March 9th -11th. Marlan Millard wishes to attend as does Arnie. The meeting agenda will be out next month for the other members to decide if they want to attend.

Next on the agenda is Miscellaneous and Old Business. No new zoning permits or informational statements. Next month the board will have to review a subdivision plat for South Sioux City.

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

Moved by Harold Moes, second by Marty Rohde, to adjourn. Motion carried

Meeting was duly adjourned at 7:18 P.M.

Respectfully submitted,

Jolene Gubbels

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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, and the Pledge of allegiance was said by all.

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

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

Moved by Marty Rohde, second by Harold Moes to approve the minutes of the January 19, 2016 meeting. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is reorganization of members. Motion made by Harold Moes, second by Marty Rohde to keep all offices the same. Roll Call Vote. Unanimous. Motion carried. Marlan Millard will remain as Chair, Marty Rohde vice-Chair and Dick McCabe as secretary.

Next on the agenda is for the P&Z Board to review and approve/disapprove plat map of the Bluff View Subdivision on Dixon Path in South Sioux City's extra-territorial jurisdiction. Motion made by Warren Hoelsing, second by Harold Moes to approve subdivision and send recommendation for approval to the Board of Commissioners. Roll Call Vote. Unanimous. Motion carried.

Next item on the agenda to discuss who will be attending the NPZA conference in Kearney on March 9th -11th. Marlan Millard wishes to attend as does Marty Rohde.

Next on the agenda is Miscellaneous and Old Business. No new zoning permits or informational statements.

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

Moved by Harold Moes, second by Warren Hoelsing, to adjourn. Motion carried

Meeting was duly adjourned at 7:10 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, and the Pledge of allegiance was said by all.

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

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

Moved by Marty Rohde, second by Harold Moes to approve the minutes of the February 16, 2016 meeting. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is for Ryan Rohan to discuss splitting his acreage below the 5 acre requirement. According to **Section 600.4. SPACE LIMITS**

7. Exceptions: A lot smaller than five (5) acres may be separate from the adjoining farming operation of five (5) acres or more and used for a residential lot under one of the following conditions:
 - a. If the parcel is an existing farm site not needed for the farming operation. For the purpose of these regulations an existing farm site is one which has been used in a farming operation for six (6) or more years and includes a farm dwelling.

Motion was made by Paul Ireland, second by Joe O'Neill to allow Mr. Rohan to split of 8 acres from his existing 10 and leaving a 2 acre farm site. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is for the P&Z members that attended the NPZA Conference last month to provide any new information they learned at the workshop. Arnie said there was a lot of discussion on adult entertainment. We do not have any regulations in Dakota County pertaining to this. We should have something in our regulations pertaining to this so it does not cause problems down the road. Harold said that a lot of towns are pushing for bike and walking paths to be put in. Marlan heard a lot of discussion on methane gas and how it can be used to power farms and equipment.

Next item on the agenda is to renew the yearly conditional use permits for Lynch Properties, Rob Nelson, and Curt's Towing. No problems have been reported so all permits can be renewed.

Next on the agenda is Miscellaneous and Old Business. Arnie introduced the new member Christy Henjes and went over new zoning permits.

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

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

The list of Zoning Permits and Informational Statements issued since last meeting are on the back.

MINUTES

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

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

Moved by Joe O'Neill, second by Paul Ireland to approve the minutes of the April 16, 2016 meeting. Roll Call Vote. Unanimous. Motion carried.

Secretary Dick McCabe declared the regular meeting closed and the Public Hearing open at 7:02 P.M. The purpose of this meeting is to review a conditional use permit application for the Village of Hubbard for a cell tower located at 2033 M Avenue, Hubbard, NE.

The Public Hearing closed at 7:09 P.M. and the regular meeting of the Planning and Zoning Commission reopened.

Motion made by Joe O'Neill, second by Christy Henjes to send a recommendation to the Village of Hubbard to approve the conditional use application. Roll call vote. Unanimous. Motion passed.

Next on the agenda is to discuss action to be taken on a resident who is non-compliant on zoning regulations. There is a resident at 1873 F Ave. He has junk cars and old washer and dryers on his property. There have been complaints from residents regarding this property. He was sent a certified letter, but did not pick it up. Arnie will contact the county attorney for further action.

Next item on the agenda is to review Nebraska Department of Ag's draft copy of the livestock siting assessment matrix for review and comments. The Department of Ag will be accepting comments on the matrix until July 31st. Arnie suggested the board take it home and look it over and have a meeting next month to get feedback from all the members.

Next on the agenda is Miscellaneous and Old Business. Discussion was held on various properties on the county and whether they are violating zoning laws. Arnie will contact Elliot Saunders regarding his property by Willis since it seems he is storing material there again. Arnie went over the new zoning permits and informational permits.

Dick opened up the floor for public comment. No public.

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

Meeting was duly adjourned at 7:25 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: June 21, 2016

PUBLIC HEARING

Public Hearing was called to order at 7:02 P.M. by Secretary Dick McCabe. The purpose of this public hearing is to review a conditional use permit application from Verizon Wireless for the Village of Hubbard. The cell tower will be located at 2033 M Avenue, Hubbard, NE.

The P&Z board had an open discussion regarding the setbacks of the cell tower.

Secretary Dick McCabe closed the public hearing at 7:09 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: Christy Henjes, Marlan Millard, Harold Moes, Joe O'Neill and Marty Rohde. Also present: and Planning and Zoning Administrator Arnold Mellick and Dakota County Commissioner Tony Gomez. Absent; Scott Gubbels, Warren Hoelsing, Paul Ireland, and Dick McCabe

Moved by Joe O'Neill, second by Christy Henjes to approve the minutes of the June 21, 2016 meeting. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is to review the Nebraska Department of Agriculture's draft copy of the livestock siting assessment matrix for review and comments. After much discussion, they could not see any changes that need to be made or concerns sent to the state regarding the assessment matrix.

Next on the agenda is Miscellaneous and Old Business. Discussion was held on various properties on the county and whether they are violating zoning laws. Arnie noticed Elliot Saunders seems to be cleaning up his property. Arnie has not been able to reach the resident on F Ave so he will contact a deputy about delivering a letter to him.

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

Moved by Joe O'Neill, second by Harold Moes, to adjourn. Motion carried
Meeting was duly adjourned at 7:15 P.M.

Respectfully submitted,
Jolene Gubbels

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:10 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: Christy Henjes, Marlan Millard, Harold Moes, Joe O'Neill and Scott Gubbels. Also present: and Planning and Zoning Administrator Arnold Mellick and Dakota County Commissioner Tony Gomez. Absent; Warren Hoelsing, Paul Ireland, Dick McCabe, and Marty Rohde.

Moved by Joe O'Neill, second by Christy Henjes to approve the minutes of the July 16, 2016 meeting once the amendment is made to change Marlan Millards title from secretary to Chairman. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is to discuss changes to the FEMA flood maps in Dakota County. FEMA will be making a few minor changes to the floodplain maps along the Missouri River. FEMA will notify the affected communities of any changes.

Next on the agenda is Miscellaneous and Old Business. Arnie went over new zoning permits and informational statements since the last meeting.

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

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

Meeting was duly adjourned at 7:23 P.M.

Respectfully submitted,

Jolene Gubbels