

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: Ron Gill, Jeanine Grove, Warren Hoelsing, Paul Ireland, Dick McCabe, Marlan Millard, Harold Moes, and Martin Rohde. Absent; Christy Henjes. Also present: Dakota County Commissioner Tony Gomez and Planning and Zoning Administrator Joe O'Neill, Sandy Ehrich, Kay Shelly, Brenda Foos, Jeremy Lichtenberg, and Roger Beermann.

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

Moved by Harold Moes, second by Paul Ireland to approve the minutes of the November 15, 2016 meeting. Roll Call Vote. Unanimous. Motion carried.

Sandy Ehrich addressed the board and is an attorney for Roger Beermann who would like to split off his building site from surrounding farm ground and possibly go under 5 acres at the property located at 1617 Hamlin Ave. Sandy brought with her Jeremy Lichtenberg who is a surveyor with McLauri Engineering to go over the parcel information. He showed maps of the property sectioning off the trees and buildings which consists of 1.7 acres and another map showing how much farm ground he would have to keep with the building site if he sold 5 acres. Sandy stated that Roger had 118 acres at one time and the house was part of the farming operation in an excess of 6 years which would make this property eligible to fall under the exceptions rule under Section 600.4 Space Limits 7a. The property has a septic and rural water. The P&Z board agreed that he could go down to a minimum of 2 acres so that he would meet the state requirements for the septic system.

Next is reorganization of members. Motion made by Harold Moes, second by Paul Ireland 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 item on the agenda to discuss who will be attending the NPZA conference in Kearney on March 8th -10th. Marlan Millard wishes to attend along with Joe O'Neill. If anyone else wishes to attend they need to contact Joe or Jolene to let them know before March 2nd.

Next on the agenda is to give the board an update on Fema's process of updating flood maps along the Missouri River. Fema is now in the process of adopting the changes to the maps. The changes are very minimal and have very little effect to Dakota County, most changes are in the Dakota Dunes area and South Sioux City. They have sent the maps to the government entities to be available for public viewing and posted this information in the local papers.

Next on the agenda is Miscellaneous and Old Business. Joe went over the new zoning permits and informational statements: Gary Smith put up an addition and Marty Rohde put up a shed. Tony welcomed the two new members; Ron Gill and Jeanine Grove.

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

Moved by Marty, second by Warren Hoelsing, to adjourn. Motion carried
Meeting was duly adjourned at 7:20 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: Ron Gill, Jeanine Grove, Christy Henjes, Warren Hoesing, Paul Ireland, Dick McCabe, Marlan Millard, Harold Moes, and Martin Rohde. Absent; None. Also present: Dakota County Commissioner Tony Gomez and Planning and Zoning Administrator Joe O'Neill. Also Present Dick McNear

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

Moved by Marty Rohde, second by Paul Ireland to approve the minutes of the February 21, 2017 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is Dick McNear to address the board regarding a consanguinity permit for his property for his granddaughter. Motion made by Christy Henjes, second by Harold Moes to approve a consanguinity permit for a second home on Dick McNear's property.

Next item on the agenda is to discuss Knife River's need for a temporary asphalt plant in Dakota County. Joe has received information from other counties and they have done temporary asphalt plants under conditional use permit. When Knife River finalizes their plans the P&Z board will have a public hearing on this issue.

Next on the agenda is to renew conditional use permits for Lynch, Arndt, and Nelson. The zoning department has not received any complaints on these properties. Motion made by Warren Hoesing, second by Marty Rohde. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is for Joe O'Neill to discuss the information obtained from attending the NPZA Conference in March. One issue discussed was the State of Nebraska changing the animal matrix for feeding operations. The State of Nebraska has adopted this, but is not forcing any counties to do so, but recommend the Nebraska counties to use the new matrix as a guideline. Another item discussed was regarding drones which will be covered by the Federal Aviation for permits and licenses. Most of the recreational ones must be in the line of sight when operating.

Another topic discussed was windfarms. Dakota County currently has regulations regarding windfarms but may need updated in the future to keep up with changes in the industry.

Joe and Tony both made a recommendation that if any Planning and Zoning board members get a chance that they should attend the NPZA conference.

Next on the agenda is Miscellaneous and Old Business. One of the zoning members received a complaint about junk on a property on East Sarpy Road. Joe went over the new zoning permits and informational statements: Henry Beekman-garage, and Loren Wallwey- garage.

Marlan 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 7:31 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: Ron Gill, Jeanine Grove, Christy Henjes, Dick McCabe, Marlan Millard, Harold Moes, and Martin Rohde. Absent: Warren Hoelsing and Paul Ireland. Also present: Dakota County Commissioner Tony Gomez and Planning and Zoning Administrator Joe O'Neill, Brooke Muhlack with Knife River, and Dennis Walsh.

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

Moved by Marty Rohde, second by Harold Moes to approve the minutes of the April 18, 2017 meeting. Roll Call Vote. Unanimous. Motion carried.

Chairman Marlan Millard declared the regular meeting closed and the Public Hearing open at 7:04 P.M. The purpose of this meeting is to review a conditional use permit application from Knife River for a temporary asphalt plant located on Oakdale Road, Jackson, NE.

The Public Hearing closed at 7:15 P.M. and the regular meeting of the Planning and Zoning Commission reopened.

Motion made by Ron Gill, second by Christy Henjes to send a recommendation to the Dakota County Commissioners to approve the conditional use application with the condition that the property is returned to its original state after the asphalt plant is removed and project complete. Roll call vote. Unanimous. Motion passed.

Next item on the agenda is Dennis Walsh to address the board regarding a potential subdivision near Hubbard. Dennis decided to split his 20+ acres into four 5+ acre lots instead of doing a subdivision. Each lot will be sold with a well on it. He will have an entrance approximately ¼ mile straight south of Hwy 35 on S Bluff Rd to access to 2 parcels on the west side of his property and another entrance on the north side of his property on the other portion of S Bluff Rd to access the other 2 parcels. The entrances would be considered driveways so the county road department would not have to worry about taking on additional roads. Since the lots meet the 5 acre requirement Dennis is allowed to proceed with his project.

Next on the agenda is Miscellaneous and Old Business. Joe went over the new zoning permits and informational statements: Ricky Ruchti – modular home, Sandy Woehler – addition, Josh & Emily Brewer – shed, and Kyle Crossgrove – shed.

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

Moved by Harold Moes, second by Christy Henjes, to adjourn. Motion carried

Meeting was duly adjourned at 7:30 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: June 20, 2017

PUBLIC HEARING

Public Hearing was called to order at 7:04 P.M. by Chairman Marlan Millard. The purpose of this public hearing is to review a conditional use permit application from Knife River for a temporary asphalt plant on Oakdale Road, Jackson, NE.

Brooke Muhlack, environmental manager from Knife River addressed the board of the location of the asphalt plant. It will be approximately ¼ mile southwest of Hwy 20 on Oakdale Road on Patrick Dorsey's property.

Depending on weather they are hoping to start paving in September and project will last approximately 6 weeks. They will apply dust control to Oakdale Road to keep the dust down on the gravel road. Knife River has gone through the State of Nebraska to get all state permits and follows all state and federal laws pertaining to any environmental issues that may arise.

Property will be returned to original state when work is done.

There were no written questions or concerns from public and no public was present.

Marlan Millard closed the public hearing at 7:15 P.M.

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by Planning and Zoning Administrator Joe O'Neill, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Gill, Christy Henjes, Paul Ireland, Dick McCabe, and Harold Moes. Absent; Jeanine Grove, Warren Hoesing, Marlan Millard and Martin Rohde., Also present: Dakota County Commissioner Tony Gomez and Planning and Zoning Administrator Joe O'Neill. Also Present: Nathan Zimbelman – Olsson Assoc., Jai Andrist- Olsson Assoc., Micah Larson, Mike and Carla Jo Morgan, Drew & Anne Boals, and Eric & Sara Sue Larson

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

Moved by Paul Ireland, second by Harold Moes to approve the minutes of the June 20, 2017 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is Connie Larson to address the board regarding a consanguinity permit located at 2130 G Avenue.

The property has 6.5 acres and they would like to put a house on that property to be able to help their family members who live there. Motion made by Paul Ireland, second by Ron Gill to pass their recommendation on to the county commissioners to approve a consanguinity permit. Roll Call Vote. Unanimous. Motion Carried.

Next item on the agenda is to discuss splitting an acreage on 162nd Street with multiple dwellings on it. Olsson Associates presented a survey map of the property and the dwellings showing how the property could be parceled out if they could turn it into a subdivision. The property has rural water so the properties need to have at least 1 acre to satisfy the state's septic system regulations. The map shows the property with 4 lots and 2 of them do not meet the 1 acre requirement. After much discussion they will combine lots 2 & 3 and add a little more property from Lot 1 so there will be 3 lots that all have the required 1+acre. Olsson Associates will revise the map and start the process for a subdivision and bring a preliminary plat map back before the Planning and Zoning Board.

Next on the agenda is to discuss making clarifications to regulations as to what items need to go before the board of commissioners for final approval. Tony will discuss this with the County Attorney Kim Watson, but the general consensus of the board is that anything that the board makes a motion to approve/disapprove should go to the commissioners for final approval and review by the county attorney.

Next on the agenda is Miscellaneous and Old Business. There were no new zoning permits or informational statements issued. Joe received a call from an individual wanting to know if a "tiny" house was permitted in the county. He has been have trouble with getting approval in the municipalities and was wondering if putting one out in the country would be an option. After discussing the issue the board decided that as long as he has the required 5 acres and meets all the required regulations he can build any size house on his property.

Joe 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 7:30 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, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Jeanine Grove, Christy Henjes, Dick McCabe, Marlan Millard, and Harold Moes. Absent; Ron Gill, Warren Hoelsing, Paul Ireland, and Martin Rohde and Dakota County Commissioner Tony Gomez. Also present: Planning and Zoning Administrator Joe O'Neill. Also Present: Nathan Zimbelman – Olsson Assoc., Mike and Carla Jo Morgan, Drew & Anne Boals.

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

Moved by Harold Moes, second by Christy Henjes, to approve the minutes of the July 18, 2017 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is for Olsson Associates to present the board with preliminary subdivision plats for Boals property on 162nd Street. The property will be divided up in to 4 lots. Lot 1 will have approximately 6.372 acres and Lots 2-4 will be 1 acre lots. Each lot will have its own rural water and electric hookup and septic systems. The lots meet the subdivision rules, but the property will have to be rezoned to allow for the subdivision. A public hearing will be held in October for the rezoning and all surrounding landowners will be notified. Recommendation for or against rezoning will be presented to the commissioners for final approval.

Next on the agenda is to discuss Elliot Saunders property north of Jackson. Elliot has sold the property in Willis and wants to move his operation back to his home place north of Jackson. The Planning and Zoning Board will need to decide what rights Elliot has or does not have regarding grandfathered rights. More discussion will follow once more information is available.

Next on the agenda is Miscellaneous and Old Business. No new miscellaneous or old business

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

Moved by Harold Moes, second by Christy Henjes to adjourn. Motion carried

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

Respectfully submitted,

Jolene Gubbels

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:01 P.M. by Chairman Marlan Millard, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Gill, Jeanine Grove, Christy Henjes, Marlan Millard, Harold Moes, and Martin Rohde. Absent: Warren Hoelsing, Paul Ireland and Dick McCabe. Also present: Dakota County Commissioner Tony Gomez and Planning and Zoning Administrator Joe O'Neill. Public Present: Nathan Zimbelman with Olsson Assoc., Michael Morgan, Carlo Jo Morgan, Drew Boals, Anne Boals, and Richard Copple.

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

Moved by Jeanine Grove, second by Christy Henjes to approve the minutes of the September 19, 2017 meeting. Roll Call Vote. Unanimous. Motion carried.

Chairman Marlan Millard declared the regular meeting closed and the Public Hearing open at 7:04 P.M. The purpose of this meeting is to review a zoning change request from AG to R10 at the property located at Section 3, T28N, R8E, formally known as 857 162nd Street, Dakota City, NE

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

Motion made by Harold Moes, second by Marty Rohde to approve the zoning change and to send a recommendation to the Dakota County Commissioners to approve the zoning change. Roll call vote. Unanimous. Motion passed.

Next on the agenda is Miscellaneous and Old Business. Joe went over the new zoning permits and informational statements: Richard Hoffman-storage shed – Hubbard, Patrick Dorcey- storage shed – Hubbard. Joe stated that Kim Watson is currently looking into what rights Elliot Saunders has on the property located north of Jackson. Discussion was also brought up on when or if the board would be moving forward on regulations regarding adult entertainment and wind turbines.

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

Moved by Harold Moes, second by Ron Gill, to adjourn. Motion carried

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

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: October 17, 2017

PUBLIC HEARING

Public Hearing was called to order at 7:04 P.M. by Chairman Marlan Millard. The purpose of this public hearing is to review a request for a zoning change from AG to R10 at property located at Section 3, T28N, R8E, formally known as 857 162nd Street, Dakota City, Dakota County, NE.

The purpose of the rezoning is to create a subdivision. There is a total of 6.372 acres containing 4 houses. The house located on the west end of the property with 3.371 acres will stay with the adjoining farm and the 3 houses east of that will be sectioned off into 1 acre lots.

Richard Copple was the only adjoining landowner at the meeting and had no objection to the rezoning.

Marlan Millard closed the public hearing at 7:07 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, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Gill, Jeanine Grove, Christy Henjes, Paul Ireland, Dick McCabe, Marlan Millard and Harold Moes. Absent: Warren Hoelsing and Martin Rohde. Also present: Dakota County Commissioner Tony Gomez and Planning and Zoning Administrator Joe O'Neill. Public Present: Nathan Zimbelman with Olsson Assoc..

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

Moved by Christy Henjes, second by Paul Ireland to approve the minutes of the October 17, 2017 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is Olsson Associates to present the board with a preliminary subdivision plat for the Boals property on 162nd Street. The rezoning for the area has been approved by the Board of Commissioners at their meeting on October 23, 2017. The planning and zoning committee went over the checklist of information needed for the subdivision. There are two buildings that do not meet the 90' set back, one on the original homestead and one in the subdivision. Since both of these buildings were built before zoning regulations were established they will retain their grandfathered status.

Motion made by Harold Moes, second by Ron Gill to move forward with the final plat. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is Miscellaneous and Old Business. Joe went over the new zoning permits and informational statements: Miguel & Maria Candia - addition –Dakota City.

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

Moved by Harold Moes, second by Christy Henjes, to adjourn. Motion carried
Meeting was duly adjourned at 7:18 P.M.

Respectfully submitted,
Jolene Gubbels