

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:00 P.M. by vice-Chairman Marty Rohde, and the Pledge of Allegiance was said by all.

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

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

Moved by Harold Moes, second by Paul Ireland to approve the minutes of the November 21, 2017 meeting. Roll Call Vote. Unanimous. Motion carried.

First item on the agenda is Olsson Associates to present the board with a final subdivision plat for the Boals property on 162nd Street. The planning and zoning committee went over the checklist of information needed for the subdivision. Motion made by Harold Moes, second by Paul Ireland to move forward with the final plat. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is to discuss who will be attending the 2018 NPZA Conference March 7-9. Joe will be attending and if someone else wants to go they need to contact Joe.

Next on the agenda is Miscellaneous and Old Business. Joe went over the new zoning permits and informational statements: Randy Hegge - addition –Dakota City, Rory Purucker – machine shed, Steve Calhoun – shed. Joe was contacted by a realtor about a property on Fiddler Creek Road that has approximately 2 acres and already has a dwelling on it. Interested buyers were wondering if they could put a couple of hunting cabins on the property as well. As it stands now, they could not add more dwellings, but maybe if they rezoned the area it could be allowed. The potential buyers would have to come before the board to discuss their plans.

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

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 & ZONING: February 20, 2018
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 Marty Hoenstein sitting in for Tony Gomez and Planning and Zoning Administrator Joe O'Neill. Public Present: Merlyn Nelson, Dian Boals, Drew Boals, Grant Miller, Bryce Book, and Scott Bousquet.

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

First item on the agenda is the re-organization of the board. Nomination made by Marlan Millard, second by Paul Ireland to nominate Martin Rohde as Chairman. Motion made by Warren Hoesing, second by Dick McCabe to cease nominations. Roll call vote: Gill – yes, Grove-yes, Henjes-yes, Hoesing-yes, Ireland-yes, McCabe –yes, Millard –yes, Moes –yes, Rohde –no. Motion carried

Motion made by Martin Rohde, second by Warren Hoesing to nominate Harold Moes as vice-Chair. Motion made by Jeanine Grove, second by Marty Rohde to cease nominations. Roll Call Vote: Unanimous. Motion carried.

Motion made by Warren Hoesing, second by Paul Ireland for Dick McCabe to remain as secretary. Roll Call Vote. Unanimous. Motion Carried.

Moved by Paul Ireland, second by Harold Moes to approve the minutes of the January 16, 2018 meeting. Roll Call Vote. Unanimous. Motion carried.

Next item on the agenda is to rescind the vote to approve the final plat for the Boals subdivision on 162nd Street. Motion made by Christy Henjes, second by Harold Moes. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda Olsson Associates requesting approval from the Planning and Zoning board for final subdivision plat for Boals property on 162nd Street. Joe reviewed with the board the changes to the plat maps. Motion made by Harold Moes, second by Warren Hoesing to send a recommendation to the Dakota County Board of Commissioners to approve the final plat. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is Bryce Book to address the P&Z board regarding a mini subdivision in the Farmsteads area. He has a couple of landowners willing to sell him enough ground to get over the 5 acre requirement, but then wants to subdivide into 3 lots. There is rural water available in the area so the lots could go under 2 acres. He would then sell 1 of the lots back to one of the original landowners. There was discussion among the P&Z board members on subdivision requirements. Mr. Book was told he can proceed and given information from the zoning regulations on subdivision procedures.

Next on the agenda is Merlyn Nelson to discuss with the P&Z board options to separate his house from existing farming operation. Merlyn has a home on 80 acres on R Ave. Since Merlyn has a private septic and well he can go down as low as 2 acres.

Next on the agenda is Miscellaneous and Old Business. No new Zoning Permits or Informational Statements issued. Joe noted that Marlan Millard will be retiring after 23 years and Scott Bousquet will be taking his place.

Marty opened up the floor for public comment. Marlan Millard encouraged the board to attend the NPZA conference if they get a chance and stated how informative it was especially for new P&Z members.

Moved by Harold Moes, second by Christy Henjes, to adjourn. Motion carried
Meeting was duly adjourned at 7:40 P.M.
Respectfully submitted,

DAKOTA COUNTY PLANNING & ZONING MINUTES: April 17, 2018

The regular meeting of the Dakota County Planning and Zoning 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 Gill, Christy Henjes, Warren Hoelsing, Paul Ireland, Dick McCabe, Harold Moes and Martin Rohde . Absent: Jeanine Grove. Also present: Dakota County Commissioner Tony Gomez and Planning and Zoning Administrator Joe O'Neill. Public Present: Bryce Book, Brittney Book and Lori Overfelt.

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

Moved by Harold Moes, second by Paul Ireland to approve the minutes of the February 20, 2018 meeting. Roll Call Vote. Unanimous. Motion carried.

Next on the agenda is Bryce Book to present the board with a preliminary subdivision plat for a subdivision in the Farmsteads area. The board reviewed the preliminary plat with the check list. Motion made by Warren Hoelsing, second by Ron Gill to accept Bryce Book's preliminary plat. Roll Call Vote. Unanimous. Motion carried. Next step will be for Bryce to rezone the property and have a public hearing and submit the final plat.

Next on the agenda is for Larry Albenesius to present a re-plat of Rottunda Place Phase 5 Addition in South Sioux City's extraterritorial jurisdiction. Larry is just adding some lots to a subdivision he already had plotted. There are no changes to any streets. Motion made by Harold Moes, second by Ron Gill to approve plat and make a recommendation to the Board of Commissioners to accept the plat. Roll Call Vote. Unanimous. Motion Carried.

Lori Overfelt to request a consanguinity permit for her property containing 9.57 acres located at 2620 Wigle Creek Rd. There were original 2 dwellings on this property. One of the dwellings has been removed and she would like to replace it with a mobile home for her son to live in. She can tie into her existing well and has spoken to the power company about getting 2 separate meters. Joe told her she needed to talk with the State of Nebraska regarding her septic system to make sure they were compliant with their regulations. Joe also told her that the mobile home will need to be on a foundation and anchored down. Lori stated that eventually she would like to build a home in place of the mobile home. The board informed her that only a family member could live in the house. She said she has contacted her neighboring landowner about possibly buying an additional 5 acres. To maintain her consanguinity she will have to renew her consanguinity permit every year. There is no continuing fee, only a form to fill out stating that there is still a family member living in the dwelling. Motion made by Harold Moes, second by Ron Gill to allow Lori Overfelt to move in a mobile home under a consanguinity permit. Roll Call Vote. Unanimous. Motion Carried.

Next on the agenda is to renew the yearly Conditional Use Permits for Lynch, Arndt, and Nelson. Curtis Arndt isn't really towing anything, but still has vehicles on his property. He is keeping it clean and no complaints. There have been no complaints on any of these properties. Motion made by Warren Hoelsing, second by Christy Henjes to renew the Conditional Use Permits for Lynch, Arndt and Nelson. Roll Call Vote. Unanimous. Motion Carried.

Next on the agenda is to discuss reducing the 5 acre requirement for building a home. The board discussed ideas about what the new requirements should be and the pros and cons of reducing the acreage size. Joe asked the board to think about it and there will be further discussion on it in the coming months. If the board decided to reduce the acreage requirements they would need to have a public hearing.

Next on the agenda is Miscellaneous and Old Business. Joe went over the new building permits. Jim Nelson, Kent Crosgrove and Kyle Crosgrove are all adding additions to their homes and Shane Stapleton in in the process of building a storage shed in the Farmsteads

Marty opened up the floor for public comment. No remaining public.

Moved by Harold Moes, second by Paul Ireland, to adjourn. Motion carried
Meeting was duly adjourned at 7:46 P.M.

Respectfully submitted,
Jolene Gubbels

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:04 P.M. by Chairman Martin Rohde, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Gill, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Jeanine Grove, Christy Henjes, Warren Hoelsing, Paul Ireland and Dakota County Commissioner Tony Gomez. Also present: Planning and Zoning Administrator Joe O'Neill. Public Present: Britney Book, Bryce Book, Jay Urbanec, Rick Dahl, Shane Stapleton, Robin Harris, Bill Harris, Maggie Stingley, Ron Stingley, Robyn Barricks, Molly Copple, Randy Hegge and Robin Harris.

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

Moved by Ron Gill, second by Scott Bousquet to approve the minutes of the April 17, 2018 meeting. Roll Call Vote. Unanimous. Motion carried.

Motion made by Harold Moes, second by Ron Gill to close regular meeting and open public hearing. Roll Call Vote. Unanimous. Motion Carried. Public Hearing open at 7:08 P.M. The purpose of this meeting is to review a zoning change request from AG to R10 at the properties located at Section 33, T-29-N, R-8-E, formally known as 920 Ithica Way Lot 16 and 924 Ithica Way Lot 17, Dakota City, NE
The Public Hearing closed at 7:35 P.M. and the regular meeting of the Planning and Zoning Commission reopened.

Motion made by Ron Gill, second by Harold Moes to table the issue until next month and re-advertise and resend letters to landowners since many of the landowners did not feel they received proper notification with the slow mail delivery. Roll call vote. Unanimous. Motion passed.

Next on the agenda is to approve the final plat for the Book Subdivision. Since the rezoning has been tabled until next meeting, the final plat will have to be resubmitted once the re-zoning has been approved.

Next on the agenda is Miscellaneous and Old Business. Joe went over the new zoning permits and informational statements: Zoning permit was issued to Ruben & Joy Johnson for an addition, and an Informational statement was issued to Shane Stapleton for a shed.

Marty 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 8:00 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: May 15, 2018

PUBLIC HEARING

Public Hearing was called to order at 7:08 P.M. The purpose of this public hearing is to review a request for a zoning change from AG to R10 at properties located at Section 33, T-29-N, R-8-E, formally known as 920 Ithica Way Lot 16 and 924 Ithica Way Lot 17 for the purpose of a mini subdivision. Bryce and Britney Book have purchased land from 2 landowners equaling 5.525 acres to be split up into 3 lots. One lot being 3 acres, one lot 1.296 acres and the 3rd lot 1.229 acres. The Books will keep the 3 acres and sell back 2 acres to the original landowner

After much discussion from the board and the public Chairman Martin Rohde declared the Public Hearing closed at 7:35 P.M.

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:03 P.M. by Vice-Chairman Harold Moes, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Gill, Jeanine Grove, Christy Henjes, Paul Ireland, Dick McCabe, Harold Moes, and Martin Rohde (arrived at 7:07pm). Absent: Warren Hoelsing, Also present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Tony Gomez. Public Present: Robyn Barricks, Alisa OTool, Rocky Laird, Judy Ratliff, Robin Harris, Bill Harris

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

Moved by Paul Ireland, second by Ron Gill to approve the minutes of the May 15, 2018 meeting. Roll Call Vote. Unanimous. Motion carried.

First 2 items on the agenda were regarding a public hearing for rezoning from AG to R10 on properties located on Ithica Way and for a final plat for a subdivision in the same area. The landowner decided to build on the 5 acres and not rezone and subdivide the property. As a result, no public hearing was held and the subdivision final plat was not submitted.

Motion made by Paul Ireland, second by Christy Henjes to withdraw previous motion to accept preliminary subdivision plat. Roll call vote. Unanimous. Motion Carried.

Next on the agenda is Rocky Laird to discuss mobile home on his property. Rocky's house burned down earlier this year. He discussed with the board his options for rebuilding. Mr. Laird decided on temporarily using his RV as a dwelling while he makes his decisions. Motion made by Harold Moes, second by Christy Henjes to approve a consanguinity permit for the temporary dwelling and for the Board of Commissioners to approve temporary dwelling as well. Roll Call Vote. Unanimous. Motion Carried.

Next on the agenda is Miscellaneous and Old Business. Regarding old business, Joe asked if the board members gave any thought to reducing the required 5-acre requirement. After discussing the issue, Joe will talk to the county attorney and SIMPCO to discuss reducing the acre requirements to make sure all the legal requirements are met. If everything goes well he will schedule a public hearing for August on this issue. Joe went over the new zoning permits and informational statements: Zoning permit was issued to Brian Binneboes, and no new Informational statements were issued.

Harold 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 7:47 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 Martin Rohde, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Scott Bousquet, Ron Gill, Jeanine Grove, Christy Henjes, Warren Hoesing, Paul Ireland, Dick McCabe, Harold Moes, and Martin Rohde. Absent: None. Also present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Tony Gomez. Public Present: Sally Reinert and Dennis Reinert

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 June 19, 2018 meeting. Roll Call Vote. Unanimous. Motion carried.

Motion made by Warren Hoesing, second by Harold Moes to close regular meeting and open public hearing. Roll Call Vote. Unanimous. Motion Carried. Public Hearing open at 7:04 P.M. The purpose of this public hearing is to give citizens the opportunity to offer support, opposition or make neutral comment regarding a reduction in size of the minimum lot requirement of five (5) acres and amending all affected regulations.

Motion made by Scott Bousquet, second by Paul Ireland to close the public hearing and return to regular meeting. Roll Call Vote: Unanimous. Motion carried. Public Hearing closed at 7:24 P.M.

The Public Hearing closed at 7:24 P.M. and the regular meeting of the Planning and Zoning Commission reopened. The board reviewed the information put together SIMPCO which showed all the regulations that would be affected by these changes.

Motion made by Christy Henjes, second by Warren Hoesing to send their recommendation to the Dakota County Board of Commissioners to reduce the acreage requirement from 5-acres to 2 ½ acres and reduce the driveway access points from 400' apart to 200' apart and amend all affected regulations pertaining to these changes. Roll call vote: Bousquet – yes, Gill – yes, Grove – yes, Henjes – yes, Hoesing – yes, Ireland – yes, McCabe – yes, Moes – yes, Rohde - no. Motion Carried.

Next on the agenda is Miscellaneous and Old Business. Joe asked the board's opinion on whether or not a home owner needs a building permit. There was damage to his home due to a tree falling out it. He wants to remove the 2nd story of his home and replace the roof. He is not adding to his home but reducing the size of it. The board felt he needed a permit since he was making major changes to his existing property.

Joe went over the new permits since last meeting. Zoning permits included Bryce Book-new home - Dakota City, Sam Burki – new home - Jackson, Kevin Marlett – moved in a trailer home – Willis, Stan Martineck – attached garage – Hubbard. Informational Statements included Robb Nelson – grain bin – Jackson, and Scott Bousquet – grain bin – Hubbard.

Marty opened up the floor for public comment. Dennis Reinert brought up a property on 190th Street that has a bunch of junk piled up around it. Joe said that the county attorney was aware of it and would drive by the property again and see what is being done about it.

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

Meeting was duly adjourned at 8:55 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: August 21, 2018
PUBLIC HEARING

Public Hearing was called to order at 7:04P.M. The purpose of this public hearing is to give citizens the opportunity to offer support, opposition or make neutral comment regarding a reduction in size of the minimum lot requirement of five (5) acres and amending all affected regulations.

The board listened to public comments from Sally and Dennis Reinert in favor of reducing the acreage requirement and answered questions about the number of acres needed for well and septic systems. Joe O'Neill read a letter from Chuck Beermann stating that he was opposed to the reduction of the 5-acre requirement noting the potential difficulties may arise between farmers and non-farm family neighbor and the increase in road maintenance and law enforcement due to added population.

The board held a lengthy discussion on the benefits of reducing the acreage requirement. Some of the benefits included allowing more people to build, using land that is not farmable, keeping more land in farm production and an increase in tax base for the county. Some concerns were also brought up which included: more people moving to the country not familiar with farming community and having issues with dust, chemical spraying, and livestock odors.

Chair Rohde closed the public hearing at 7:24 P.M.

Motion made by Scott Bousquet, second by Paul Ireland to close the public hearing and return to regular meeting. Roll Call Vote: Unanimous. Motion carried. Public Hearing closed at 7:24 P.M.

MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:05 P.M. by Chairman Martin Rohde, and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Gill, Christy Henjes, Paul Ireland, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Scott Bousquet, Jeanine Grove, Warren Hoelsing. Also present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Tony Gomez. Public Present: Lisa Bousquet, Village of Hubbard Clerk.

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

Moved by Harold Moes, second by Paul Ireland to approve the minutes of the August 21, 2018 meeting. Roll Call Vote. Unanimous. Motion carried.

Motion made by Christy Henjes, second by Ron Gill to close regular meeting and open public hearing. Roll Call Vote. Unanimous. Motion Carried. Public Hearing open at 7:08 P.M. The purpose of this public hearing is to give citizens the opportunity to offer support, opposition or make neutral comment regarding the Comprehensive Plan for the Village of Hubbard.

Motion made by Harold Moes, second by Christy Henjes to close the public hearing and return to regular meeting. Roll Call Vote: Unanimous. Motion carried. Public Hearing closed at 7:16 P.M.

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

Motion made by Christy Henjes, second by Ron Gill to approve Hubbard's Comprehensive Plan. Roll call vote: Unanimous. Motion carried.

Next on the agenda is for Larry Albenesius to present a plat of Rottunda Place Phase 6 Subdivision in South Sioux City's extraterritorial jurisdiction. Larry was not available but submitted his maps. The board reviewed his plat maps. Motion made by Ron Gill, second by Paul Ireland to approve plat and make a recommendation to the Board of Commissioners to accept the plat. Roll Call Vote. Unanimous. Motion Carried.

Next on the agenda is Miscellaneous and Old Business.

Joe went over the new permits since last meeting. Zoning permits included Lori Overfelt-mobile home-consanguinity - Homer, Terry & Shawn Kampfe – addition – Dakota City, Dennis Dressler –new home – Hubbard. Informational Statements included Mike & Molly Schooley – storage shed – Hubbard.

One of the board members brought up abandoned homes and if the P&Z board could to have them removed. Joe said he will look into it.

Marty opened up the floor for public comment. No Public

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

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

Respectfully submitted,

Jolene Gubbels

Public Hearing was called to order at 7:08P.M. The purpose of this public hearing is to give citizens the opportunity to offer support, opposition or make neutral comment regarding the Comprehensive Plan for the Village of Hubbard.

Lisa Bousquet, the Village Clerk of Hubbard was available to answer any questions. The last plan that Hubbard adopted was from 1969. Updating the plan will help give Hubbard a direction to move forward for future developments and help with obtaining grant funding.

Motion made by Harold Moes, second by Christy Henjes to close the public hearing and return to regular meeting. Roll Call Vote: Unanimous. Motion carried. Public Hearing closed at 7:16 P.M.