

DAKOTA COUNTY JOINT PLANNING COMMISSION
1863 N. BLUFF RD.
HUBBARD NE 68741
Ph. (402)632-5006

JOINT PLANNING COMMISSION MEMBERS

Scott Bousquet, Rural Hubbard
Ron Collins, Village of Hubbard
Tim Decker, rural Jackson
Ron Gill, Village of Jackson
Gordon Hegge, rural Dakota City

Paul Ireland, rural Willis
Dick McCabe, Village of Emerson
Harold Moes, rural/Village of Homer
Martin Rohde, rural Emerson

Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson
Robert Giese, South Sioux City
Janet Gill, Jackson

Troy Launsby, Homer
Scott Love, South Sioux City

March 15, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

A current copy of the Open Meeting Act is posted on the West wall of the Planning & Zoning meeting room and is available for review by all citizens in attendance.

The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve February 15, 2022 minutes.
2. Juan Alamillo to discuss with the board plans to have rodeos on his property.
3. Review pipeline regulations to be adopted into Dakota County's regulations
4. Discuss additional rezoning for Bob Malcom's property along Hwy 35 for outdoor storage facility.
5. Miscellaneous and old business
6. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
7. Adjournment

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Troy Launsby, Homer
Scott Love, South Sioux City

SPECIAL MEETING

April 12, 2022 @7:00 p.m. Agenda

Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

A current copy of the Open Meeting Act is posted on the West wall of the Planning & Zoning meeting room and is available for review by all citizens in attendance.

The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Planning and Zoning board to review pipeline regulations to be adopted into Dakota County's Zoning Ordinances.
2. Public Comment.
3. Adjournment

The next regular meeting of the Dakota County Planning and Zoning Commission will be April 19, 2022

Noticed published in the Star on March 31, 2022

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Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson
Robert Giese, South Sioux City
Janet Gill, Jackson

Troy Launsby, Homer
Scott Love, South Sioux City

Amended April 19, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

A current copy of the Open Meeting Act is posted on the West wall of the Planning & Zoning meeting room and is available for review by all citizens in attendance.

The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve February 15, 2022 and April 12, 2022 minutes.
2. Juan Alamillo to discuss with the board plans to have rodeos on his property.
3. Board to review changes made to the pipeline regulations.
4. Public Hearing: for the purpose of hearing support, opposition, criticism, suggestions or observations relating to a request from Robert Malcom for a zoning change from AG to Business at 645A and 645B, Hwy 35 for the purpose of adding an additional 0.417 acres to an outdoor storage facility.
3. Board to approve or not approve additional rezoning for outdoor storage facility. If approved, send recommendation for approval to the Dakota County Board of Commissioners.
5. Public Hearing: for the purpose of hearing support, opposition, criticism, suggestions or observations relating to adding commercial pipeline regulations to the zoning ordinances.
6. Board to approve or not approve adding commercial pipeline regulations to the zoning ordinances. If approved, send recommendation for approval to the Dakota County Board of Commissioners.

7. Board to approve or not approve renewal of Conditional Use Permits for Curtis Arndt for a towing service, Robb Nelson for a truck/trailer/equipment sales business and for Lynch Properties RV Park.
8. Discuss Noah's Hope Animal Rescue wanting to put up a building for storage and to house animals while they are being fostered before adoption at 769 143rd Street, South Sioux City.
9. Miscellaneous and old business
10. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
11. Adjournment

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Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

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Janet Gill, Jackson

Troy Launsby, Homer
Scott Love, South Sioux City

May 17, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

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The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve April 19, 2022 minutes.
2. Juan Alamillo to discuss with the board plans to have rodeos on his property.
3. Board to discuss pipeline regulations.
4. Miscellaneous and old business
5. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
6. Adjournment

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Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson
Robert Giese, South Sioux City
Janet Gill, Jackson

Troy Launsby, Homer
Scott Love, South Sioux City

June 21, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

A current copy of the Open Meeting Act is posted on the West wall of the Planning & Zoning meeting room and is available for review by all citizens in attendance.

The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve May 17, 2022 minutes.
2. Public Hearing: for the purpose of hearing support, opposition, criticism, suggestions or observations relating to a request from Juan Alamillo for a Conditional Use Permit for his property located at Section 1-T28N-R8E, formally known as 680 160th Street, Dakota City, NE for the purpose of having rodeos on his property.
3. Board to approve or not approve a request from Juan Alamillo for a Conditional Use Permit for his property located at Section 1-T28N-R8E, formally known as 680 160th Street, Dakota City, NE for the purpose of having rodeos on his property. If approved, board will send recommendation for final approval to the Dakota County Board of Commissioners.
4. Board to review and approve/disapprove plat map of the Bousquet First Subdivision in South Sioux City's extra-territorial jurisdiction. The subdivision is a one lot subdivision located at the west end of West 21st Street right-of-way, just outside the city limits. This subdivision adds 1 acre to an existing parcel containing 11.32 acres for a combined total of 12.32 acres. This new subdivision does not

include new right-of-way or utility easements. If approved, board will send recommendation for final approval to the Dakota County Board of Commissioners.

5. Board to review and amend pipeline regulations
6. Miscellaneous and old business
7. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
8. Adjournment

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Ron Collins, Village of Hubbard	Dick McCabe, Village of Emerson
Tim Decker, rural Jackson	Harold Moes, rural/Village of Homer
Ron Gill, Village of Jackson	Martin Rohde, rural Emerson
Gordon Hegge, rural Dakota City	

Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson	Troy Launsby, Homer
Robert Giese, South Sioux City	Scott Love, South Sioux City
Janet Gill, Jackson	

July 19, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

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The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve June 21, 2022 minutes.
2. Board to review and amend pipeline regulations
3. Board to discuss name of Dakota County Joint Planning Commission
4. Miscellaneous and old business
5. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
6. Adjournment

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Tim Decker, rural Jackson	Harold Moes, rural/Village of Homer
Ron Gill, Village of Jackson	Martin Rohde, rural Emerson
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Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson	Troy Launsby, Homer
Robert Giese, South Sioux City	Scott Love, South Sioux City
Janet Gill, Jackson	

August 16, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

A current copy of the Open Meeting Act is posted on the West wall of the Planning & Zoning meeting room and is available for review by all citizens in attendance.

The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve July 19, 2022 minutes.
2. Board to review and amend pipeline regulations
3. Board to decide who will be attending the annual NPZA conference September 14-16. (Must know tonight for conference registration deadline and hotel reservations (check in the 13th, checkout the 16th))
4. Approval of Chair to sign 4 copies of the final plat map of the Bousquet First Subdivision in South Sioux City's extra-territorial jurisdiction which was approved by this board at their June 21, 2022 meeting and the Dakota County Board of Commissioners at their June 27, 2022 meeting.
5. Miscellaneous and old business
6. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.

7. Adjournment

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Position open, rural Willis

Dick McCabe, Village of Emerson

Harold Moes, rural/Village of Homer

Martin Rohde, rural Emerson

Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson

Robert Giese, South Sioux City

Janet Gill, Jackson

Troy Launsby, Homer

Scott Love, South Sioux City

SPECIAL MEETING

September 20, 2022 @7:00 p.m. Agenda

Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

A current copy of the Open Meeting Act is posted on the West wall of the Planning & Zoning meeting room and is available for review by all citizens in attendance.

The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. David Kailbourne with REV LNG requesting approval to operate a natural gas tap and interconnect facility located at 225th Street and G Ave. They will be taking natural gas that is cleaned and then turned into renewable natural gas that is eventually used as vehicular fuel instead of the traditional fossil diesel fuel.
2. Board to review and amend pipeline regulations.
3. Public Comment
4. Adjournment

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Tim Decker, rural Jackson	Harold Moes, rural/Village of Homer
Ron Gill, Village of Jackson	Martin Rohde, rural Emerson
Gordon Hegge, rural Dakota City	

Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson	Troy Launsby, Homer
Robert Giese, South Sioux City	Scott Love, South Sioux City
Janet Gill, Jackson	

October 18, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

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The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve August 16, 2022 regular minutes and September 20, 2022 special meeting minutes.
2. Public Hearing: for the purpose of hearing support, oppositions, criticism, suggestions or observations relating criticism, suggestions or observations relating changing the name of the planning commission from Dakota County Joint Planning Commission to the Dakota County Planning & Zoning Committee.
3. Board to approve or not approve changing the name of the planning commission from Dakota County Joint Planning Commission to the Dakota County Planning & Zoning Committee.
If approved, send recommendation for approval to the Dakota County Board of Commissioners
4. Public Hearing: for the purpose of hearing support, opposition, criticism, suggestions or observations relating to adding carbon dioxide pipeline regulations to the zoning ordinances.

5. Board to approve or not approve adding carbon dioxide pipeline regulations to the zoning ordinances. If approved, send recommendation for approval to the Dakota County Board of Commissioners
6. Kevin Pedersen to discuss creating a venue on his property for weddings, parties, and etc.
7. Miscellaneous and old business
8. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
9. Adjournment

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Tim Decker, rural Jackson	Harold Moes, rural/Village of Homer
Ron Gill, Village of Jackson	Martin Rohde, rural Emerson
Gordon Hegge, rural Dakota City	

Larry Albenesius, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Larry Albenesius, Jackson	Troy Launsby, Homer
Robert Giese, South Sioux City	Scott Love, South Sioux City
Janet Gill, Jackson	

November 15, 2022 @7:00 p.m. Agenda
Dakota County Road Dept, 1863 N Bluff Rd, Hubbard, NE 68741

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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The Dakota County Planning Commission reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on any of the items listed.

1. Approve October 18, 2022 regular minutes
2. Public Hearing: for the purpose of hearing support, oppositions, criticism, suggestions or observations regarding a request for a Conditional Use Permit from Kevin Pedersen at the property located at Section 23, Township 29N, Range 7E on Moody Road, Jackson, NE for the purpose of establishing a community event center.
3. Board to approve or not approve the Conditional Use request from Kevin Pedersen at the property located at Section 23, Township 29N, Range 7E on Moody Road, Jackson, NE for the purpose of establishing a community event center. If approved, send recommendation for approval to the Dakota County Board of Commissioners
4. Board to review and approve/disapprove plat map of the BRROGERS Subdivision in South Sioux City's extra-territorial jurisdiction. This is a two-lot subdivision located outside the city limits at the

southeast corner of Atokad Drive and Gateway Drive. This subdivision will NOT be annexed into the city

5. Discuss Juan DeAnde parking vehicles on his property from a farming business
6. Miscellaneous and old business
7. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
8. Adjournment