

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

JOINT PLANNING COMMISSION MEMBERS

Scott Bousquet, Rural Hubbard	Steven Lieber, rural Willis
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	
Brian Van Berkum, Board Advisory Position	Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City	Troy Launsby, Homer
Robert Giese, South Sioux City	Scott Love, South Sioux City
Martin Hohenstein, Dakota City	

February 21, 2023 @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. Re-Organization
 - a. Nominations for Chairperson
 - b. Nominations for Vice-Chair
 - c. Nominations for Secretary
2. Approve November 15, 2022 minutes.
3. Tim Lamprecht/ Kevin Hohenstein to discuss Lynch Properties
4. Public Hearing: for the purpose of hearing support, oppositions, criticism, suggestions or observations relating to a request for a Conditional Use Permit from NE RNG Interconnect LLC at the property located at Section 1, Township 27, North, Range 8 East, 6th P.M., Dakota County on 225th Street, Homer, NE., for the construction of interconnect for upgraded biogas facility. Dairy to RNG facility injection
5. Planning Commission to approve or not approve a request for a Conditional Use Permit from NE RNG Interconnect LLC at the property located at Section 1, Township 27, North, Range 8 East, 6th

P.M., Dakota County on 225th Street, Homer, NE., for the construction of interconnect for upgraded biogas facility. Dairy to RNG facility injection. If approved, send recommendation for final approval to the Dakota County Board of Commissioners.

6. Planning Commission to discuss who will be attending the NPZA annual conference on March 8th-10th in Kearney.
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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DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City	Troy Launsby, Homer
Robert Giese, South Sioux City	Scott Love, South Sioux City
Martin Hohenstein, Dakota City	

May 16, 2023 @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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1. Approve April 18, 2023 minutes.
2. Public Hearing to review preliminary and final plat for Lynch properties North of Jackson for Cottonwood Corner subdivision located at the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of Government Lot 1 in Section 9, and part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of Government Lot 2 in Section 10, all in Township 29 North, Range 7 East of the 6th P.M., Dakota County, NE, together with all accretion thereto to the centerline of the main channel of the Missouri River. Location is north of Nodaway Road.
3. Planning Commission to approve/not approve the Cottonwood Corner Subdivision located at the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and part of Government Lot 1 in Section 9, and part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of Government Lot 2 in Section 10, all in Township 29 North, Range 7 East of the 6th P.M., Dakota County, NE, together with all accretion thereto to the centerline of the main channel of the Missouri River. Location is north of Nodaway Road. A

recommendation for or against the proposed subdivision will be sent to the Dakota County Board of Commissioners for approval/disapproval.

4. Planning Commission to discuss pipeline regulations in regards to proximity to cemeteries.
5. Planning Commission to review solar energy 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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DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City	Troy Launsby, Homer
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Martin Hohenstein, Dakota City	

August 15, 2023 @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 May 16, 2023 minutes.
2. Public Hearing for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comments regarding the following request for 66 Conditional Use Permits from Summit Carbon Solutions for their proposed carbon pipeline to run through Dakota County.
3. Planning Commission to approve/not approve the 66 Conditional Use Permits from Summit Carbon Solutions for their proposed carbon pipeline to run through Dakota County. A recommendation for or against the Conditional Use Permit for the proposed pipeline will be sent to the Dakota County Board of Commissioners for their final approval/disapproval.
4. Commission to approve or not approve final plat of MARI ADDITION in South Sioux City's extraterritorial jurisdiction located in part of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ and part of Government Lot 3, all in Section 36, Township 29 North, Range 8 East, 6th P.M. Dakota County Nebraska. This subdivision consists of Lots 1 through 16, Lots R1, R2 & R3. Subdivision area is

25.617 acres. A recommendation for or against the proposed subdivision will be sent to the Dakota County Board of Commissioners for their final approval/disapproval.

5. Lanice Nielsen to discuss the possibility of developing her land into a housing subdivision.
6. Review Section 510 & 511 of the zoning regulations to discuss making changes to these regulations that are contradictory to one another.
7. Planning Commission to discuss light pollution.
8. Planning Commission to discuss solar panel farms.
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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DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
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Scott Love, South Sioux City

September 19, 2023 @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 August 15, 2023 minutes.
2. Public Hearing for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comments regarding the following: Revise zoning regulation Section 511 to include farm buildings that are constructed or altered to require a zoning compliance permit and be subject to buildings codes adopted by the County Commissioners.
3. Planning Commission to approve/not approve the revision of zoning regulation Section 511 to include farm buildings that are constructed or altered to require a zoning compliance permit and be subject to buildings codes adopted by the County Commissioners. A recommendation for or against the revision will be sent to the Dakota County Board of Commissioners for their final approval/disapproval.
4. Terry Kampfe to discuss Hwy Business at 1680 Hwy 110.

5. Summit Carbon Solutions to discuss carbon pipeline regulations.
6. Discuss commercial solar regulations
7. Discuss light pollution
8. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
9. 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.
10. Adjournment

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DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City	Troy Launsby, Homer
Robert Giese, South Sioux City	Scott Love, South Sioux City
Martin Hohenstein, Dakota City	

October 17, 2023 @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 September 19, 2023 minutes.
2. Public Hearing for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comments regarding the following: To hear a request from Terry Kampfe to rezone his property AG to Highway Service Business at Section 1, Township 28N, Range 8E formally known as 1680 Hwy 110, Dakota City, NE for his graphic design business.
3. Planning Commission to approve/not approve the request from Terry Kampfe to rezone his property AG to Highway Service Business at Section 1, Township 28N, Range 8E formally known as 1680 Hwy 110, Dakota City, NE for his graphic design business. A recommendation for or against the revision will be sent to the Dakota County Board of Commissioners for their final approval/disapproval.
4. Discuss commercial solar regulations

5. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
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