

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 | |

January 16, 2024 @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 October 17, 2023 minutes.
2. Discuss commercial solar regulations
3. Discuss who will be attending the NPZA Conference March 6-8th in Kearney.
4. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
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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Troy Launsby, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

February 20, 2024 @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 January 16, 2024 minutes.
3. Discuss commercial solar regulations
4. Planning Commission to send a letter of recommendation for or against proposed waste water treatment facility addition.
5. Discuss who will be attending the NPZA Conference March 6-8th in Kearney.
6. Miscellaneous and old business

- a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
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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Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

Amended April 16, 2024 @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 February 20, 2024 minutes.
2. Commission to discuss conditions for carbon pipeline Conditional Use Permit.
3. Discuss commercial solar regulations
4. Commission 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, Lynch Properties for RV Park and Kevin Pedersen for event center – Ellenay Country Events, LLC.
5. Kent Tietjen to discuss rezoning his property for 2 Airbnb rentals. His property is 1.89 acres and is located at 727 143rd Street.
6. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.

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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Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

May 21, 2024 @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 16, 2024 minutes.
2. Discuss commercial solar regulations
3. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
4. 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.
5. Adjournment

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Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

June 18, 2024 @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 21, 2024 minutes.
2. Discuss commercial solar regulations
3. Commission to approve or not approve final plat of BRACHT COMMERCIAL PARK Phase 1 in South Sioux City's extraterritorial jurisdiction located in the Atokad Park area. This subdivision consists of 4 commercial lots consisting of 1.727 acres. Maintenance, snow removal and upkeep will be the responsibility of the owner until such time infrastructure improvements are installed to city specification and the dedication is made.
4. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
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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Troy Launsby, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

July 16, 2024 @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 June 18, 2024 minutes.
2. Discuss commercial solar regulations
3. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
4. 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.
5. Adjournment

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Troy Launsby, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

August 20, 2024 @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 16, 2024 minutes.
2. Discuss commercial solar regulations
3. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
4. 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.
5. Adjournment

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Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

September 17, 2024 @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 20, 2024 minutes.
2. Discuss commercial solar regulations
3. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
4. 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.
5. Adjournment

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Troy Launsby, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

October 15, 2024 @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 September 17, 2024 minutes.
2. Commission to approve or not approve final plat of BRACHT COMMERCIAL PARK Phase 2 in South Sioux City's extraterritorial jurisdiction located in the Atokad Park area. This consists of a commercial 1 lot subdivision in the 1500 block of Gateway Dr.
3. Commission to approve or not approve final plat for Harves Meadows First Addition. This is a residential single-family subdivision located on the west side of the city, lying northwest of the intersection of Old Hwy 20 and Lake Ave.
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

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Troy Launsby, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Robert Giese, South Sioux City
Martin Hohenstein, Dakota City

Troy Launsby, Homer
Scott Love, South Sioux City

November 19, 2024 @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 October 15, 2024 minutes.
2. Discuss commercial solar regulations
3. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
4. 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.
5. Adjournment