

DAKOTA COUNTY PLANNING COMMISSION: JANUARY 16, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Steven Lieber, Harold Moes, and Martin Rohde. Absent: Gordon Hegge, and Dick McCabe. Also, present: Planning and Zoning Administrator Joe O'Neill. Public present: See attached list

Motion made by Ron Gill, second by Harold Moes to excuse the absence of Gordon Hegge and Dick McCabe. Consent unanimous. Motion carried
Notice was made regarding the Open Meeting Act posted on the wall.

Moved by Harold Moes, second by Ron Gill, to approve the minutes of the October 17, 2023 meeting minutes. Consent unanimous. Motion carried.

The commission discussed commercial solar regulations. They reviewed Gage County Nebraska's regulations and discussed setbacks and privacy barriers. Joe will do some research on a few items and bring them to the board next month

The commission discussed who would be interested in attending the NPZA in March. A few members showed interest and will get back to Joe if they want to go.

Miscellaneous and old business. Tabled items: Conditional Use Permit for Summit Carbon Solutions. Joe was able to meet with the county attorney. She thinks we need to move on it on way or the other. The commission can approve the parcels that have the easements signed and not approve the ones that don't have the easements signed. They can approve it with all the conditions they want to be in place or they can send it on to the Board of Commissioners without the Planning Commissions recommendation. If the commission doesn't approve it they need to give a reason why.

Brent Niece with Summit Carbon gave a few examples of conditions that the commission can use from Antelope County: CUP is not valid until all the state permits are acquired for the main line, and CUP is approved with the condition that land acquisition for easements is 100%

Joe suggests the board table this issue again until he can get some clarification from the county attorney.

Motion made by Ron Collins, second by Scott Bousquet to table the Conditional Use Permit for Summit Carbon Solutions. Roll Call Vote. Unanimous. Motion carried.

Joe went over new permits issued. An informational statement was given to Jeff Donnelly – storage building addition- Dakota City. 2 business permits were given to NE RNG - Northern Natural Gas – Interconnect Facility- Homer.

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

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

Meeting was duly adjourned at 7:50 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: FEBRUARY 20, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Gordon Hegge. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

First item on the agenda is the re-organization of the board. Nomination made by Ron Collins, second by Tim Decker to keep all offices the same. Roll Call Vote. Unanimous. Motion carried. Marty Rohde will remain Chairman, Harold Moes vice-Chair, and Dick McCabe secretary.

Moved by Harold Moes, second by Scott Bousquet, to approve the minutes of the January 16, 2024 meeting minutes. Consent unanimous. Motion carried.

Motion made by Tim Decker, second by Steven Lieber to excuse the absence of Gordon Hegge. Consent unanimous. Motion carried

The commission discussed commercial solar regulations. Joe spoke with the state of Nebraska regarding bird migration. They suggested a migration study be added to the regulations which would take 2 years to complete. A few topics were discussed regarding location and setbacks. The commission will continue to work on getting new solar regulations in place.

Joe received a letter from JEO Consulting Group regarding an environmental review in pursuit of State Revolving Fund (SRF) funding assistance for the South Sioux City Wastewater Treatment Facility Expansion project. They are requesting comments regarding environmental issues related to this project. The expansion will allow for residential waste water to be processed in South Sioux City instead of piped to Sioux City for treatment. Motion made by Ron Collins, second by Harold Moes to send a letter to South Sioux City in favor of the wastewater treatment expansion. Roll Call Vote. Unanimous. Motion carried.

Discussion was held on who would be attending the NPZA conference in Kearney. Tim cannot go and Ron Gill is still undecided. Ron will contact the office as soon as he knows for sure.

Miscellaneous and old business. Tabled items: Conditional Use Permit for Summit Carbon Solutions.

Joe had another conversation with County Attorney Watson. Her opinion was that the Commission could not deny the CUP for not having 100% sign up of easements because that is not in our regulations. The Commission cannot deny it for each parcel that is not signed up. We have to stick to the regulations we have on the books. Brent Niece stated that they had approximately 72% of the easements acquired in Dakota County. The Commission will have to come up with conditions for the CUP. The commission was given information from Antelope and Stanton County on what they had for their CUP.

Motion made by Tim Decker, second by Scott Bousquet to table the Conditional Use Permit for Summit Carbon Solutions. Consent Unanimous. Motion carried.

Joe went over new permits issued. A building permit for John Birch – addition-Waterbury.

Marty opened up the floor for public comment. Ron Hartnett gave a statement opposing the Summit Carbon pipeline.

Moved by Steven Lieber, second by Tim Decker to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:50 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: APRIL 16, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Gordon Hegge, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Moved by Tim Decker, second by Scott Bousquet, to approve the minutes of the February 20, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission discussed conditions for the carbon pipeline conditional use permit. After a lengthy discussion a motion was made by Tim Decker, second, by Ron Collins to table the discussion until they hear Iowa or South Dakota has received their permits. Roll Call Vote. Unanimous. Motion Carried.

The Commission discussed solar regulations. Rachel Walker, Audrey Copeland and Ethan Frazier with Mission Energy gave a presentation on the potential project in Dakota County. They are looking at a 1500-acre solar farm by H Ave and Hwy 35 and hooking into the substation north of Hwy 35. Mission Energy will continue to work with the planning commission to help them modify Dakota County's commercial solar regulations so they are as up to date as possible.

The Planning Commission renewed Conditional Use Permits for the County. First CUP is Curtis Arndt's towing service. With no complaints on the property a motion was made by Ron Collins, second by Steven Lieber to approve Arndt's CUP renewal. Roll Call Vote. Unanimous. Motion Carried. Next CUP is for Kevin Pedersen for Ellenay Country Events, LLC. Motion made by Tim Decker, second by Scott Bousquet to renew CUP for Kevin Pederson. Roll Call Vote. Unanimous. Motion Carried. Next CUP is for Lynch Properties RV Park. Motion made by Harold Moes, second by Scott Bousquet to renew CUP for Lynch Properties RV Park. Roll Call Vote. Unanimous. Motion Carried. Final CUP is for Rob Nelson for a truck/trailer/equipment sales business. Motion made by Ron Collins, second by Steven Lieber. Roll Call Vote. Unanimous. Motion Carried.

Mr. Tietjen was on the agenda to discuss Airbnb rentals but could not attend.

Miscellaneous and old business. Informational Statements were issued to Duane Berg – storage shed- Emerson, Steven Lieber-calving barn-Jackson

Marty opened up the floor for public comment. Joe read a letter from Deborah Main, a Sioux City resident that has been helping Iowa residents regarding the carbon pipelines. Her letter addressed several concerns she had regarding the pipeline and wanted to make sure Dakota County Planning Commission was aware of them. Ron Hartnett gave a statement in favor of solar energy and opposing the Summit Carbon pipeline. Brent Niese addressed some of the concerns from Deborah's letter regarding the pipeline.

Moved by Ron Collins, second by Tim Decker to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 8:30 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: May 21, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Gordon Hegge, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Moved by Ron Collins, second by Tim Decker, to approve the minutes of the April 16, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission discussed solar regulations. Ron Gill said that he received a call from the power company asking questions regarding the solar project. Ron understood that it would take major renovations for the solar company to tie into the substation on H Avenue. Ron also raised concerns about who would be responsible if there were any problems and who would help locally to resolve these issues. The board was all in agreement that the current solar regulations that have been adopted do not cover a commercial project. A discussion was held on if they should put a moratorium on solar permits until the regulations have been updated. Motion was made by Harold Moes, second by Ron Collins to table the solar regulations until it can be studied more. Roll Call Vote. Unanimous. Motion Carried

Miscellaneous and old business. There have been no new developments on the Summit Carbon Pipeline from the surrounding states. At the last meeting it was decided not to move forward until the surrounding states have decided to move forward. Zoning permits were issued to Melissa Heberer - attached garage – Emerson, and Chris Stewart – new home- Ponca. Informational Statements were issued to Steven Lieber-calving barn-Jackson

Marty opened up the floor for public comment. No public

Moved by Harold Moes, second by Tim Decker to adjourn. Consent unanimous. Motion carried
Meeting was duly adjourned at 7:51 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: JUNE 18, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Gordon Hegge(7:05), Dick McCabe, Harold Moes, and Martin Rohde. Absent: Steven Lieber. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Motion made by Tim Decker, second by Ron Gill to excuse absent members. Consent unanimous. Motion carried.

Moved by Harold Moes, second by Scott Bousquet, to approve the minutes of the May 21, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission discussed solar regulations. Rachel Walker and Ethan Frazier from Mission Clean Energy were in attendance to answer questions. Land ownership was discussed as well as coordination with power company on this project. Joe asked for their contact with NPPD so he can discuss the project with them. The question was brought up on whether or not the substation would need to be upgraded to handle this project. Ms. Walker stated that they were not sure yet but betting they would need to all at the cost of the developer. There was further discussion on ownership and the permitting process. Joe will contact Madison and Kearney County regarding their regulations. Discussion was held on how the property would be zoned. Joe will gather information from other counties for the next meeting.

Commission reviewed final plat for 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 specifications and the dedication is made. Moved by Tim Decker, second by Harold Moes to approve the Bracht Commercial Park subdivision. Roll Call Vote. Unanimous. Motion Carried.

Miscellaneous and old business. There have been no new developments on the Summit Carbon Pipeline from the surrounding states. Motion made by Ron Gill, second by Gordon Hegge to continue to table the 66 Conditional Use Permits from Summit Carbon Solutions. Consent Unanimous. Motion carried. Zoning Informational permits were issued to Patrick Dorsey – pool and pool shed – Hubbard, Chris Richards – storage building – Jackson, Al Gentrup – storage building – Waterbury.

Marty opened up the floor for public comment. No Comment

Moved by Ron Collins, second by Tim Decker to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:45 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: JULY 16, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Gordon Hegge. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Motion made by Tim Decker, second by Ron Gill to excuse absent member. Consent unanimous. Motion carried.

Moved by Harold Moes, second by Scott Bousquet, to approve the minutes of the June 18, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission discussed solar regulations. Joe is still waiting to hear back from other counties to see what they have for solar energy. Mission Energy sent responses to questions the Planning Commission had from the previous meeting. They gave their contacts for NPPD and have been in contact with the Nebraska Power Review Board to understand their requirements to receive their approval prior to the start of construction. They have recently updated the requirements to include evidence of a public meeting, inclusion of a decommissioning plan after year 6 of the project, and consultation with NE Fish and Game. Regarding company foreign ownership, the owner of the land will be a special purpose US-based LLC. This will be in full compliance with Nebraska LB1301 (the bill covering foreign ownership of lands in NE). This LLC will be owned and managed by Mission Clean Energy. Some portion or interest of the LLC may be sold to an American independent power producer or utility. Regarding the tax impact, Joe said the county assessor is still working on that, but if the land is zoned commercial business it should not impact the surround ag ground. Ethan Frazier with Mission Energy said he provided links in his email to assist us in getting regulations from other counties. Pierce County's solar farm will be the biggest one in Nebraska, about double the size of the one for Dakota County. Joe requested the name of the US-based LLC so he good provide that information in additional research. More discussion was had regarding decommissioning and ownership under the LLC. Ron Gill asked who would be absorbing the cost to update the substation they will be using. Mr. Frazier stated that it would fall on Mission Energy. Joe will continue to gather information for the next meeting

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tables. The utilities board in Iowa has granted Summit Carbon their permit but a lot of the counties and landowners are fighting it in court. No new developments in North and South Dakota. NE RNG Interconnect LLC has obtained a building permit for their project on 225th Street by the gas plant near Homer.

Marty opened up the floor for public comment. Bryce Andersen stated he was just attending to observe and see how the process was coming along for the solar regs. and to see if there was any opposition or support for it.

Moved by Tim Decker, second by Steven Lieber to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:25 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: August 20, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Collins, Tim Decker, Ron Gill, Gordon Hegge, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Moved by Tim Decker, second by Steven Lieber, to approve the minutes of the July 16, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission discussed solar regulations. Joe presented some information to the board regarding taxes and what other counties are doing for solar farms. The Commission reviewed regulations and liked what Franklin County Nebraska had put together. They asked Joe to revise them for Dakota County and bring them back to the next meeting.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tables. Zoning permits issued to Chet Bottorff – addition – Jackson. A Business informational permit was issued to Papio NRD for a utility shed near Homer, a variance was granted for this.

Marty opened up the floor for public comment. Ethan Frazier with Mission Energy stated that he would be available for any questions and will be back at the next meeting.

Ron Gill asked if we could put anything in our regulations to help landowners who don't want pipelines or any other type of development coming through their property. Joe will talk to the county attorney to see what can be done if anything. Tim Decker suggested sending a letter from the Planning Commission on his opinion of eminent domain. He also stated you can go to the attorney general's website and do some research there on past questions. Ron Collins mentioned reaching out to other counties. Ron Gill also brought up bitcoin mines and if we needed to add anything in our regulations to cover them. Joe stated that we can work on adding regulations in.

Moved by Ron Collins, second by Steven Lieber to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 8:20 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: September 17, 2024 MINUTES

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

Roll Call: Present were: Scott Bousquet, Ron Gill, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: Ron Collins, Tim Decker, Gordon Hegge. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Moved by Ron Gill, second by Steven Lieber to excuse absent members Ron Collins, Tim Decker and Gordon Hegge. Consent unanimous. Motion Carried.

Moved by Steven Lieber, second by Scott Bousquet, to approve the minutes of the August 20, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission reviewed regulations with the changes from Franklin County Nebraska and some information from Japhet Koteen Senior Project Developer. After some discussion it was decided that Joe would sit down with the county assessor to see how the property would be taxed. The Commission does not want to adopt regulations that would increase the land value for regular AG acres. There were several residents in attendance. Joe explained to them that at this point that the Commission is trying to establish regulations since the current regulations don't address a solar farm of this size. A question was asked about setbacks. Joe stated that from a non-participating homeowner the set back would be 250. From regular AG property lines with no homes would be 50'. A question was asked about what type of panels would be used. Mr. Koteen stated at this point they were unsure of the type and that the only noise would be a hum near a transformer. Another question was asked about the type of electrical line and depth of the line running to the power lines. A question was brought up about taxes and home owners insurance increasing because of this. Joe stated that the tax portion would need to be looked into more. There was a concern about potential fires from these. Mr. Koteen stated that fires are rare and usually from some sort of faulty electrical connection. He also is not aware of increased temperatures in the vicinity as a result of the panels. The panels are designed to absorb the sun not radiate it out.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tables. Joe Mallette- storage shed- Homer, Deborah Brobst – storage shed- Ponca, Doug Nelson – screened in porch – Jackson.

Marty opened up the floor for public comment. Ron Hartnett made a statement against carbon pipelines.

Moved by Ron Gill, second by Scott Bousquet to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:55 P.M.

Respectfully submitted,
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: October 15, 2024 MINUTES

The regular meeting of the Dakota County Planning Commission was called to order at 7:02 P.M. by Vice-Chairman and the Pledge of Allegiance was said by all.

Roll Call: Present were: Ron Collins, Tim Decker, Ron Gill, Gordon Hegge, Steven Lieber, Dick McCabe, Harold Moes. Absent: Scott Bousquet, and Martin Rohde. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Moved by Tim Decker, second by Ron Gill to excuse absent members Scott Bousquet & Martin Rohde. Consent unanimous. Motion Carried.

Moved by Steven Lieber, second by Gordon Hegge, to approve the minutes of the September 17, 2024 meeting minutes. Consent unanimous. Motion carried.

Commission reviewed 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. Motion made by Ron Gill, second by Ron Collins to approve final plat of the Bracht Commercial Park Phase 2. Roll Call Vote. Unanimous. Motion Carried.

Commission reviewed 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. Motion made by Ron Collins, second by Steven Lieber. Roll Call Vote. Unanimous. Motion Carried.

The Commission reviewed solar regulations. Joe O'Neill met with Christy Abts, the county assessor. She stated that the solar farm will not affect taxes any homes or farm ground around it. The board reviewed some information sent Ethan Frazier with Mission Energy. The commission agreed to leave the setbacks at 50' from public ROW and boundary lines and 250' from non-participating residential structures. The fence could be 6' tall around outside of farm. The agreed to require an approved SWPPP and a dust mitigation in place before starting the project. As far as district overlay, the State will handle all of the assessments. With an overlay, you can specify as commercial to be taxed differently. The overlay could be removed down the road if the land reverted back to AG. Joe will take the wording from other counties for an overlay district to the assessor and see if she has a preference on what we use.

Harold opened up the floor for public comment. There was a concerned citizen asking questions about this project being partially owned by a foreign country. Joe explained that the State of Nebraska is ok with this but they will have to set up an LLC to have a business in Nebraska and that Kuwait is considered a friendly country to the United States. A question was asked where the energy would go. Joe explained that it would go into the grid tied in with NPPD hopefully. Mr. Frazier from Mission Energy stated the NNPD could take over and own the project, may buy the power generated from the project or another entity could get involved. Mission Energy is exploring all options. There was a question about what benefit there would be to the people in the area and Joe explained that it would create more power for the needs of the people in the community and tax revenue. Another concern was brought up regarding increased heat. Ron Collins stated from what he has learned that the solar panels absorb the heat not reflect it so the temperature in the area would not go up. Mr. Frazier stated that about 10-15 feet above and below the panels the temp might increase 2-3 degrees during the course of the day right in that isolated area. That degree shift would not be enough to change weather even with a wind current. The temp would dissipate once mixed with rest of the air molecules.

The total project will generate 250 megawatts. When asked how much that was Mr. Frazier stated that you see can see 40,000 homes per 100 megawatts. Could be 20,000 homes depending on the temperature in the area creating needs and commercial users can take up a lot. It would be a significant amount of power for the area. Some asked about snow drifts with the 6' fence. Mr. Frazier said they don't have a lot of information on that. Some of the residents were discussing their opposition to the project. The Planning Commission explained to them that currently the county does not have any regulations for a solar farm this size and they are trying to establish some regulations. They are not the

ones who make the decision of whether a solar farm can come in or not. That decision would be made by the Board of Commissioners and that they will have an opportunity to voice their concerns to them as well. Mission Energy is helping the county get regulations in place and even some that have been restrictive on them. They are not trying to push their way into the county but help the county through the process. A concern was brought up about fire. Mission Energy would work with local fire departments and set up an emergency response plan in place. There is nothing in the panels that would release a gas that would affect the environment. The panels are connected underground so if one would have an electrical fire, it would be contained to that area. A question was brought up about the 250-foot setback. The Commission explained that there would be nothing in that 250' area next to the property line of the neighboring landowner. A question was brought up about reflection and Mr. Frazier said that they are now designed to limit reflection. A question was asked if a building would go up to monitor the air. Mr. Frazier stated that a weather tower could be an option. Another question was asked about the effects on wildlife and birds in the area. Mr. Frazier stated that the panels aren't mirrored so they don't see birds diving into them. With the fence up it can limit wildlife in the area from getting in there and the area around the panels is mowed to keep down the fire hazards which would limit ground cover for smaller animals. If there was concern about not letting wildlife traveling through, they can make openings in the fence to allow for that. All wires are underground so animals can't chew on them.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tables. Zoning permits issued to Doug Nelson – screened in porch- Jackson, Jim Nelson – grain bin- Willis, Gerald Bousquet- storage shed- Hubbard, William Fitzgerald- storage shed- Willis- granted by a variance, Dave Hecht – storage shed- Hubbard.

Harold opened up the floor to public comment. No comments were made.

Moved by Ron Gill, second by Tim Decker to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 8:05 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: November 19, 2024 MINUTES

The regular meeting of the Dakota County Planning 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 Collins, Tim Decker, Ron Gill, Gordon Hegge, Dick McCabe, Harold Moes and Martin Rohde. Absent: Steven Lieber. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Troy Launsby. Public present: See attached list

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

Moved by Tim Decker, second by Scott Bousquet to excuse absent member Steven Lieber. Consent unanimous. Motion Carried.

Moved by Harold Moes, second by Ron Gill, to approve the minutes of the October 15, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission reviewed solar regulations. Joe O'Neill presented the board with information on overlay districts that he reviewed with the Dakota County Assessor Christy Abts. They went through and discussed the changes they would like to see. The commission is looking at having a couple of public hearings early next year to get everything finalized to send to the commissioners.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Zoning permits issued – no new permits issued since last meeting.

Marty opened up the floor to public comment. Commissioner Launsby asked about what the profit was for these solar companies and Ethan Frazier with Mission Energy stated it was mostly energy tax credits. Mr. Frazier also made a few suggestions on what he saw the Commission could do to clarify a few areas with the regulations. Joe O'Neill looked into bitcoin mining. From what Joe can find, there are no regulations in the state of Nebraska regarding this. There are 2 companies in Stanton that are in industrial areas so they are regulated with sound. Joe will look into it more.

Moved by Tim Decker, second by Scott Bousquet to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:46 P.M.

Respectfully submitted,
Jolene Gubbels