

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

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

Steven Lieber, rural Willis
Dick McCabe, Village of Emerson
Harold Moes, rural/Village of Homer
Martin Rohde, rural Emerson

TBD, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Rick Bousquet, South Sioux City
Rogelio Rodriquez Villalobos, South Sioux City

Jeff Reed, Dakota City
Martin Hohenstein, Dakota City

January 21, 2025 @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 November 19, 2024 minutes.
2. Discuss solar energy overlay district regulations
3. Commission to approve/not approve final plat of Radiant Power Addition in South Sioux City's extraterritorial jurisdiction. Radiant Power Addition, is a commercial 3 lot subdivision located north of 370 164th Street, near the South Sioux City electrical substation.
4. Commission to approve/not approve final plat of Bloch Addition in South Sioux City's extraterritorial jurisdiction. Bloch Addition, a residential one lot subdivision located near 1491 Lake Avenue, South Sioux City, NE.
5. Commission to discuss who will be attending the NPZA conference March 5th-7th in Kearney, NE.

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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Rick Bousquet, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Rick Bousquet, South Sioux City
Rogelio Rodriquez Villalobos, South Sioux City

Jeff Reed, Dakota City
Martin Hohenstein, Dakota City

Amended February 18, 2025 @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 January 21, 2025 minutes.
2. Discuss final adjustments to the solar energy overlay district regulations.
3. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding the addition of solar energy overlay district regulations to the Dakota County zoning ordinances. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
4. Commission to discuss who will be attending the NPZA conference March 5th-7th in Kearney, NE.
5. **Review Commercial Solar Energy Conversion regulations 25Kw+**
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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Rick Bousquet, Board Advisory Position

Joe O'Neill, Zoning Admin.

DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Rick Bousquet, South Sioux City
Rogelio Rodriquez Villalobos, South Sioux City

Jeff Reed, Dakota City
Martin Hohenstein, Dakota City

March 18, 2025 @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 February 18, 2025 minutes.
2. Review and approve the final plat for the Blom Addition which is a 2-lot residential subdivision located in South Sioux City's extraterritorial jurisdiction south of 1463 Lake Ave.
3. Review and approve the final plat for the Harvest Meadows Second Addition. This is a residential subdivision in South Sioux City's extraterritorial jurisdiction. Lot 18 through Lot 38, being a replat of Lot 1 Hans Addition. Located in part of the northwest quarter of the northwest quarter, Section 7, Township 88 North, Range 47 West of the 5TH P.M
4. Review solar definitions to be added to zoning regulations.
5. Finalize solar commercial regulations for April public hearing
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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Martin Hohenstein, Dakota City

May 20, 2025 @ 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. Re-Organization
 - a. Nominations for Chairperson
 - b. Nominations for Vice-Chair
 - c. Nominations for Secretary
2. Approve March 18, 2025 minutes.
3. Planning Commission to have final review of solar definitions to be added to zoning regulations along with recommendations from Mission Energy.
4. Planning Commission to have final review for the addition of the Commercial 25Kw+ Solar regulations and along with recommendations from Mission Energy.
5. Planning Commission to have final review of changes to Section 600.3 to include Solar Energy Conversion Systems under Conditional Uses in the AG zoning district.

6. 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.
7. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding the addition of Solar **Energy** Conversion Systems to Conditional Use under 600.3 in the Agricultural Zoning District of the Dakota County zoning regulations.
8. Planning Commission to approve/not approve the addition of Solar **Energy** Conversion Systems to Conditional Use Permits under 600.3 in the Agricultural Zoning District of the Dakota County zoning regulations. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
9. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding the additional definitions to be added to the Dakota County Solar Energy regulations.
10. Planning Commission to approve/not approve adding the additional definitions to the Dakota county Solar Energy Regulations. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
11. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding the addition of Commercial 25Kw+ Solar regulations to the Dakota County zoning regulations.
12. The Planning Commission to approve/not approve the addition of Commercial 25kw+ Solar regulations to the Dakota County zoning regulations. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
13. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
14. 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.
15. Adjournment

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Rick Bousquet, Board Advisory Position

Joe O'Neill, Zoning Admin.

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Rick Bousquet, South Sioux City
Rogelio Rodriquez Villalobos, South Sioux City

Jeff Reed, Dakota City
Martin Hohenstein, Dakota City

July 15, 2025 @ 7:00 p.m.

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 20, 2025 minutes.
2. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding a request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,900 acres for a Solar Overlay District (SOD).
3. Planning Commission to approve/not approve the request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,900 acres for a Solar Overlay District (SOD).
4. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding a request from Sternwheeler Solar Project, LLC for a Conditional Use

Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,461 acres for the construction and operation of the Sternwheeler Solar Project comprising of a solar photovoltaic and battery energy storage system.

5. Planning Commission to approve/not approve a request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,461 acres for the construction and operation of the Sternwheeler Solar Project comprising of a solar photovoltaic and battery energy storage system. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
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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Rick Bousquet, Board Advisory Position

Joe O'Neill, Zoning Admin.

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Rick Bousquet, South Sioux City
Rogelio Rodriquez Villalobos, South Sioux City

Jeff Reed, Dakota City
Martin Hohenstein, Dakota City

August 19, 2025 @ 7:00 p.m. (Amended)

Hubbard Community Center, 310 Nebraska Street, 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 July 15, 2025 minutes.
2. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding a request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,900 acres for a Solar Overlay District (SOD).
3. Planning Commission to approve/not approve the request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,900 acres for a Solar Overlay District (SOD).
4. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding a request from Sternwheeler Solar Project, LLC for a Conditional Use

Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,461 acres for the construction and operation of the Sternwheeler Solar Project comprising of a solar photovoltaic and battery energy storage system.

5. Planning Commission to approve/not approve a request from Sternwheeler Solar Project, LLC for a Conditional Use Permit at the property located at Section 10-11, 14-16, 21-23, 25, 26-28, Township 28 N, Range 8E on approximately 2,461 acres for the construction and operation of the Sternwheeler Solar Project comprising of a solar photovoltaic and battery energy storage system. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
6. Review and approve or not approve the final plat for the DeeDee Lane Addition, in part of Government Lot 5 of Section 6, Township 88 North, Range 47 West, 5th P.M. Dakota County Lot 1 in South Sioux City's extraterritorial jurisdiction.
7. Miscellaneous and old business
 - a. Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
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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Rick Bousquet, Board Advisory Position

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DAKOTA COUNTY COMMISSIONERS

Brian Van Berkum, South Sioux City
Rick Bousquet, South Sioux City
Rogelio Rodriquez Villalobos, South Sioux City

Jeff Reed, Dakota City
Martin Hohenstein, Dakota City

October 21, 2025 @ 7:00 p.m

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 19, 2025 minutes.
2. Discuss amendments to commercial solar regulations.
3. Review regulations and discuss any changes to be made before contacting SIMPCO to update book.
4. Miscellaneous and old business
 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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Rick Bousquet, South Sioux City
Rogelio Rodriquez Villalobos, South Sioux City

Jeff Reed, Dakota City
Martin Hohenstein, Dakota City

November 18, 2025 @ 7:00 p.m

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 21, 2025 minutes.
2. Chris Winkel to inform the planning commission of Knife River's request to rezone property west of Hwy 110 for a Sand/Gravel/Rock rail yard.
3. Discuss regulations for Battery Energy Storage systems (BAS)
4. Miscellaneous and old business
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