

DAKOTA COUNTY PLANNING COMMISSION: January 21, 2025 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: Ron Collins, Tim Decker, Ron Gill (7:03), Steven Lieber, Dick McCabe, Harold Moes and Martin Rohde. Absent: Scott Bousquet, Gordon Hegge. Also, present: Planning and Zoning Administrator Joe O'Neill Public present: Ethan Frazier, Mission Energy.

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

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

Moved by Harold Moes, second by Ron Collins, to approve the minutes of the November 19, 2024 meeting minutes. Consent unanimous. Motion carried.

The Commission reviewed solar energy overlay district regulations. They went through and discussed the changes they would like to see. Motion made by Tim Decker, second by Ron Gill to approve the changes and move forward with a public hearing at the next meeting. Roll Call Vote. Unanimous. Motion Carried.

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

Commission reviewed 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. Motion made by Tim Decker, second by Ron Gill. Roll Call Vote. Unanimous. Motion carried.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Zoning permits issued – Jeff Donnelly – shed - Homer

Marty opened up the floor to public comment. Ethan Frazier from Mission Energy asked questions on the process for the next steps. The commission explained they will have a public hearing and then the board of commissioners would have theirs, but only for the overlay district at this point, not for the solar farms.

Moved by Tim Decker, second by Harold Moes to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:22 P.M.

Respectfully submitted,

Jolene Gubbels

## DAKOTA COUNTY PLANNING COMMISSION: February 18, 2025 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, 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 Rick Bousquet. Public present: Ethan Frazier – Mission Energy, Anthony Staab, Bryce Andersen, Robert Bush- Conservation Nebraska, Daniel Rohde.

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

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

Moved by Harold Moes, second by Ron Collins, to approve the minutes of the January 21, 2025 meeting minutes. Consent unanimous. Motion carried.

The Commission reviewed a few changes that were needed to solar energy overlay district regulations since the last meeting.

Chairman Rohde called a public hearing to order at 7:04pm for the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding the addition of solar energy overlay district (SOD) 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. Joe stated that the solar overlay district is to promote the use of solar energy as an alternative to fossil fuels and thereby promote the public health, safety, and welfare by protecting the environment and preserving our non-renewable resources while at the same time mitigating and negative impact on wildlife, natural vegetation and aesthetics. To have an overlay district it has to be 50 acres or more and SOD applied for. These regulations are adding to our normal regulations to keep a better eye on where the overlay districts are and what it all encompasses. Martin stated that it would not affect the neighboring landowners. Joe stated the overlay would be taxed as business and then if the property ever closed out of the solar energy the zoning would revert back to AG without having to rezone. This is set up to have no tax impact on surrounding landowners. Commissioner Bousquet questioned whether the improvements to the property with the overlay would impact the surrounding land with tax increases. Joe stated that with incorporating this district overlay, the ground with the improvements would be taxed as business and not affect the taxing of the surrounding landowners. Tim Decker stated that the whole reason for the district overlay is that it would not affect the surrounding property owners according to the county assessor. Joe stated that this one facility is approximately 1600 acres and that the Planning Commission is working on new commercial regulations for this size of a solar farm to also help regulate how it is built to reduce the impact on surrounding landowners. Ethan Frazier with Mission Energy pointed out some changes he would like to see in the regulations, mostly grammatical changes to make them clearer and more concise. Commissioner Bousquet asked if the county attorney had a chance to review. Joe said no, but she will have that opportunity to review them before the Board of Commissioners have their public hearing. The Planning Commission has only worked with the Dakota County Assessor up to this point. The floor was opened for public comment. No comments were made. Motion made by Tim Decker, second Harold Moes to come out of public hearing at 7:27. Roll Call Vote. Unanimous. Motion Carried.

Motion made by Tim Decker, second by Harold Moes to approve the regulations with the changes discussed and send recommendation to the Board of Commissioners for them approve the solar energy overlay district regulations. Roll Call Vote. Unanimous. Motion carried.

The commission discussed who will be attending the NPZA conference in Kearney. Joe O'Neill and Ron Gill will be attending.

The Commission reviewed the Commercial Solar Energy Conversion regulations 25Kw+. Joe recommended a couple of changes. 3.d be changed to setbacks being 90' from the center of the road 3.k be changed to 2 access points per mile.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. No permits issued since last meeting. Joe stated that there has been a lot of talk about nuclear energy. Woodbury County is having a meeting about nuclear energy and Joe is planning on attending.

Marty opened up the floor to public comment. Bobby Bush with Conservation Nebraska informed the commission about a renewable energy educational session featuring Conservation Nebraska and the Nebraska Extension program at the South Sioux City public library on February 24<sup>th</sup> at 6:30pm. They will discuss solar grazing and integrating solar with agricultural operations.

Moved by Steven Lieber, second by Harold Moes to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:33 P.M.

Respectfully submitted,

Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: March 18, 2025 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, Ron Gill, Gordon Hegge, Steven Lieber, Harold Moes and Martin Rohde. Absent: Tim Decker, Dick McCabe. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Rick Bousquet. Public present: Ron Hartnett.

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

Moved by Harold Moes, second by Scott Bousquet to excuse absent members Tim Decker and Dick McCabe. Consent unanimous. Motion Carried.

Moved by Harold Moes, second by Steven Lieber, to approve the minutes of the February 18, 2025 meeting minutes. Consent unanimous. Motion carried.

Commission reviewed 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. Moved by Collins, second by Bousquet to approve Blom Addition final plat. Roll Call Vote. Unanimous. Motion Carried.

Commission reviewed 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. Moved by Steven Lieber, second by Gordon Hegge to approve the Harvest Meadows Second Addition final plat. Roll Call Vote. Unanimous. Motion Carried.

The planning commission reviewed solar definitions to be added to the zoning regulations. Motion made by Harold Moes, second by Gordon Hegge to add definitions to the beginning of the solar regulations. Roll Call Vote. Unanimous. Motion Carried.

Board reviewed finalized solar commercial regulations. Motion made by Scott Bousquet, second by Ron Gill accept regulations and move forward with public hearing at the next meeting. Roll Call Vote. Unanimous. Motion Carried.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Informational Statement was submitted by Andy Servine – grain bin – Waterbury.

Marty opened up the floor to public comment. Ron Hartnett was present to see if there were any updates on the carbon pipelines. No updates were available.

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

Meeting was duly adjourned at 7:33 P.M.

Respectfully submitted,

Jolene Gubbels

## DAKOTA COUNTY PLANNING COMMISSION: May 20, 2025 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, Steven Lieber, Dick McCabe, Harold Moes and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Rick Bousquet. Public present: Ethan Frazier with Mission Energy

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 Ron Gill 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 Steven Lieber, second by Scott Bousquet, to approve the minutes of the March 18, 2025 meeting minutes. Consent unanimous. Motion carried.

Planning Commission had final reviewed of solar definitions to be added to zoning regulations along with recommendations from Mission Energy. After discussion on the definitions, a motion was made by Ron Gill, second by Tim Decker to accept the changes to the solar definitions. Roll Call Vote. Unanimous. Motion Carried.

Planning Commission had final review for the addition of the Commercial 25Kw+ Solar regulations and along with recommendations from Mission Energy. Mr. Frazier pointed out a discrepancy on 3(f) under general requirements and with the Solar Overlay District regarding fence height with one requiring a 6' foot fence and the other an 8' fence. The Commission agreed to change it to 6' in the Commercial 25Kw+ for consistency.

Planning Commission had final review of changes to Section 600.3 to include Solar Energy Conversion Systems under Conditional Uses in the AG zoning district. Joe explained in order to issue a conditional use permit for solar, it needed to be added to the conditional uses in AG Section 600.3. Motion made by Tim Decker, second by Ron Gill to approve adding Solar Energy Conversion Systems under Conditional Uses in the AG zoning district. Roll Call Vote. Unanimous. Motion Carried.

The Planning Commission reviewed the Conditional Use Permits up for annual renewal. Joe commented that there have not been any complaints on any of them. Motion made by Gordon Hegge, second by Scott Bousquet to renew the Conditional Use Permits for Curtis Arndt's towing service, Kevin Pedersen for Ellenay Country Events, Lynch Properties RV Park and for Rob Nelson for a truck/trailer/equipment sales business. Roll Call Vote. Unanimous. Motion Carried.

At 7:25 Martin Rohde opened a Public Hearing for discussion on changes to the zoning regulations for the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding the addition of Solar Conversion Systems to Conditional Use under 600.3 in the Agricultural Zoning District of the Dakota County zoning regulations. No public.

At 7:27 the hearing was open regarding the added definitions to the Solar Regulations. No Public was present.

At 7:28 the hearing was open regarding the addition of Commercial 25Kw+ Solar regulations. No Public was present.

Public hearing was closed at 7:30

Motion made by Tim Decker, second by Scott Bousquet to approve the addition of Solar Conversion Systems to Conditional Use Permits under 600.3 in the Agricultural Zoning District of the Dakota County zoning regulations, and give their recommendation to the Dakota County Board of Commissioners for their final approval. Roll Call Vote. Unanimous. Motion Carried.

Motion made by Steven Lieber, second by Harold Moes to approve adding the additional definitions to the Dakota County Solar Energy Regulations, and give their recommendation to the Dakota County Board of Commissioners for their final approval. Roll Call Vote. Unanimous. Motion Carried.

Motion made by Harold Moes, second by Tim Decker to approve the addition of Commercial 25kw+ Solar regulations to the Dakota County zoning regulations, and give their recommendation to the Dakota County Board of Commissioners for their final approval. Roll Call Vote. Unanimous. Motion Carried.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: None.

Marty opened up the floor to public comment. No public

Joe mentioned to the commission that the paperwork regarding future changes encompasses all the solar regulations

Moved by Tim Decker, second by Harold Moes to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 7:38 P.M.

Respectfully submitted,

Jolene Gubbels

## DAKOTA COUNTY PLANNING COMMISSION: July 15, 2025 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, Steven Lieber, Dick McCabe, Harold Moes and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Rick Bousquet. Public present: See Attached List

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

Moved by Ron Collins, second by Scott Bousquet, to approve the minutes of the May 20, 2025 meeting minutes. Consent unanimous. Motion carried.

At 7:04 Chair Martin Rohde opened a 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) as well as 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. There were a lot of questions presented to the Planning Commission and to the Mission Energy representatives regarding the solar farm. The majority of the public present was against the solar farm. Public hearing was closed at 8:39

Moved by Tim Decker, second by Ron Gill to table the planning commission's recommendation for a conditional use permit for a SOD until the public has an opportunity to get all their questions answered and voice their concerns. Roll Call Vote. Unanimous. Motion Carried.

Moved by Tim Decker, second by Harold Moes to table the planning commission's recommendation for a conditional use permit for a solar photovoltaic and battery energy storage system until the public has an opportunity to get all their questions answered and voice their concerns. Roll Call Vote. Unanimous. Motion Carried.

Ethan Frazier with Mission Energy stated that he will set up an open house for questions and answers for the public. If anyone present wants notification of the meeting to make sure they signed in with an email or a way for them to be contacted.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Anthony Gill- storm shelter-Jackson, Randy Jessen- storage shed-Hubbard, Kevin & Sue Leinart – storage shed – Dakota City.

Marty opened up the floor to public comment. No comment

Moved by Steven Lieber, second by Scott Bousquet to adjourn. Consent unanimous. Motion carried  
Meeting was duly adjourned at 9:04 P.M.

Respectfully submitted,  
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: August 19, 2025 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, Steven Lieber, Dick McCabe (left at 7:45), Harold Moes and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill. Public present: See Attached List

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

Moved by Ron Collins, second by Harold Moes, to approve the minutes of the July 15, 2025 meeting minutes. Consent unanimous. Motion carried.

At 7:03 Chair Martin Rohde opened a 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). Chair Rohde explained to the public that the SOD will be taxed separately from the surrounding property and will not have an effect on the tax or valuation of the surrounding ground. It is set up to protect the surrounding farm ground. Ethan Frazier with Mission Energy gave more information on the SOD. The Planning Commission heard several comments from the public regarding the SOD. Chair Rohde closed the public hearing at 7:30.

Motion made by Ron Collins, second by Harold Moes to approve the Conditional Use request for the SOD and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Unanimous. Motion Carried.

At 7:34 Chair Rohde opened a 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 (updated amount approximately 2060) acres for the construction and operation of the Sternwheeler Solar Project comprising of a solar photovoltaic and battery energy storage system. The commission heard several comments from the public regarding the solar farm, some in support and some in opposition. Public hearing was closed at 8:12

Moved by Harold Moes, second by Ron Collins to approve the Conditional Use Permit request for the Solar Project and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Bousquet-aye, Collins-aye, Decker-aye, Gill – aye, Hegge – aye, Lieber – no, McCabe-absent, Moes-aye, Rohde-aye. Motion Carried.

Commission reviewed the final plat for the Dee Dee 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. Motion made by Harold Moes, second by Ron Collins to approve the final plat for the Dee Dee Lane Addition. Consent unanimous. Motion carried.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Neil Engel – storage shed – Jackson. Joe informed the commission that there is a variance coming up for an addition to a shed in the Farmsteads.

Marty opened up the floor to public comment. No comment

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

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

Respectfully submitted,  
Jolene Gubbels

DAKOTA COUNTY PLANNING COMMISSION: October 21, 2025 MINUTES

Notice of meeting was sent to the Dakota County Star on October 6, 2025 to be published in October 9, 2025 edition of the Star to meet the 10-day meeting notice requirement.

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

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

Motion made by Ron Gill, second by Harold Moes to excuse Scott Bousquet and Dick McCabe.

Moved by Ron Collins, second by Harold Moes, to approve the minutes of the August 19, 2025 meeting minutes. Consent unanimous. Motion carried.

The Commission reviewed Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+ . The commission would like to amend 3e under general requirements

- e. All CSECS25Kw+ structures shall be setback from the project boundary lines and public rights-of-way at least ~~ninety feet (90')~~ **one hundred and fifty feet (150')** from the center of the road. Additionally, all CSECS25Kw+ structures shall be setback two hundred fifty (250) feet as measured from the nearest portion of any existing and non-participating landowners' residential ~~structure~~ **property line** at the time of the application.

Motion made by Harold Moes, second by Steven Lieber to make changes to Section 900.4.300. Roll Call Vote Unanimous. Motion Carried. The Commission will have a public hearing in January.

Joe told the Commission that he will be reaching out to SIMPCO to get the zoning book updated.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Informational Statements issued to Randy Hegge -storage shed- farmsteads and was granted a variance from the Board of Adjustments. Steve Millard – storage shed- Hubbard, and Seth & Lauren Roberg – in ground swimming pool- Dakota Flats. Noah's Hope built their office building without a permit and Joe reached out to them. They are in the process of getting their commercial building permit application turned in.

Marty opened up the floor to public comment. No public

Moved by Harold Moes, second by Ron Collins to adjourn. Consent unanimous. Motion carried  
Meeting was duly adjourned at 7:25 P.M.

Respectfully submitted,  
Jolene Gubbels

## DAKOTA COUNTY PLANNING COMMISSION: November 18, 2025 MINUTES

Notice of meeting was sent to the Dakota County Star on October 29, 2025 to be published in November 6, 2025 edition of the Star to meet the 10-day meeting notice requirement.

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, Steven Lieber, Dick McCabe, Harold Moes, and Martin Rohde. Absent: None. Also, present: Planning and Zoning Administrator Joe O'Neill. 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 October 21, 2025 meeting minutes. Consent unanimous. Motion carried.

Chris Winkel from Knife River came before the planning commission to discuss rezoning property west of Hwy 110 for a sand/gravel/rock rail yard on Doug Nelson's property. It would sit behind the state yard on approximately 120 acres. Mr. Winkel stated they felt there was a need for good quality aggregate at a reasonable price. Questions were brought up about how many train cars a week and if it would affect traffic on Hwy 110. Mr. Winkel stated that they would start with 1 train per week and then hopefully get up to 2 or 3. Justin Pearson with Knife River stated that they would be bringing in the product from Sioux Falls on a 100-car train. With the design, they are hoping to eliminate traffic problems on Hwy 110 and that is why they are going with such a large parcel. Questions were asked about the noise from unloading trains and what the hours of business were so trains were not getting unloaded at 2am and disturbing nearby residents. Mr. Winkel stated that aggregate season was April through November and dies down during the winter. June, July and August in really picks up. There will be an additional 75-100 trucks going in and out of the facility. Trucks can be getting loaded as early as 6:30am and in the summer can go as late as 6:30pm with the added daylight. As far as trains unloaded at night, they might come in at night but won't be unloaded until Knife River has started their business hours. They have 30 hours to unload a train. Joe O'Neill asked who lived on the north and south side of the property. Jeff and Lynn Reed and Ryan and Amanda Bousquet who were present at the meeting. Knife River has spoken to the landowners ahead of time. Tim Decker asked about projected sales revenue for the county. The Knife River representative said it can be pretty substantial. They hope to sell to cities and counties which are tax exempt, but a lot private business as well. They are wanting to sell to anyone whether it be a pickup, dump truck, they want to be available to anyone who wants product.

Rick Bousquet asked what type of material. They said initially quartzite but eventually everything, a one stop shop for aggregate – sand, gravel, etc. Knife River has gravel pits north of Hawarden, Parker, Yankton, but initially will start with their pit in Sioux Falls. They are estimating about 100 trucks a day and will pave the road off Hwy 110 going west. There will be dust, but will try to mitigate it with calcium chloride. Ron Gill asked if they reached out to the State of Nebraska and they have and the state does not have any problems with it. The State plans on resurfacing Hwy 110 next year. Joe O'Neill asked about road use agreements with the county and they said they will be working with the county. Tim Decker asked when they would start. They said they would like to break ground in the spring.

It is zoned AG and will need to be rezoned to Heavy Manufacturing. They will build a scale house and also probably build a lab to test the aggregate to make sure everything is sized right. They would eventually like to have a shop to work on equipment. Harold Moes asked for input from the surround landowners. Ryan Bousquet stated that they were in negotiations with Knife River. He doesn't want to move, but he doesn't want to impede on the progress and the potential benefit to the community. He is not against it. Jeff Reed stated that they were in negotiations as well. It will be a benefit to the county and doesn't want to stand in the way of that but at the same time have concerns about living across from it. Knife River reached out early on and so far, has shown very good faith and hope they continue with that.

The representative from Knife River also stated that their will be environmentalists working with them as well. They have not talked about fencing but would put berms up around the property and well maintained and trees planted.

Next item on the agenda is to discuss regulations for Battery Energy Storage systems (BAS). Joe stated that there is a lot of interest on this. It doesn't just pertain to solar panels; it can be wind turbines or any energy that stores their energy in a battery system on or off site. We currently don't have any regulations and Joe is working on finding some, but there are not any in Nebraska yet. Joe wanted to know if the board was interested in having regulations before redoing the book with SIMPCO. After some discussion, the commission is interested in having these regulations. Joe will reach out to Ethan Frazier with Mission Energy as well as working with other zoning administrators to find some examples.

Miscellaneous and old business. Tabled item regarding the 66 Conditional Use Permits from Summit Carbon Solutions will remain tabled. Permits: Informational Statements issued to Steve Schwieger -garage- Hubbard (assessed a fine for building without a permit). Business Permits: Deanna Jarvis – commercial building – South Sioux City (Noah's Hope- fine assessed for building without a permit). There are two more residents that have built without a permit that Joe has contacted to get permits.

Marty opened up the floor to public comment. Rick Bousquet brought up a resident having a salvage yard in an area zoned AG. Joe will reach out to them again to get their property cleaned up and to look into getting regulations pertaining nuisance.

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

Meeting was duly adjourned at 7:58 P.M.

Respectfully submitted,

Jolene Gubbels