

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

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

January 20, 2026 @ 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 November 18, 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 Knife River to rezone property west of Hwy 110 from Agricultural (AG) to Heavy Manufacturing (HM) for a Sand/Gravel/Rock rail yard on approximately 120 acres, Section 2, Township 28, Range 8, Dakota County, NE
3. Planning Commission to approve/not a approve a request from Knife River to rezone property west of Hwy 110 from Agricultural (AG) to Heavy Manufacturing (HM) for a Sand/Gravel/Rock rail yard on approximately 120 acres, Section 2, Township 28, Range 8, Dakota County, NE. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
4. Public Hearing: For the purpose of giving citizens the opportunity to offer support, opposition, or make neutral comments regarding proposed changes to Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+ to amend 3e under general requirements to increase setbacks from public right-of-way and residential structures/property line.

5. Planning Commission to approve/not approve a request regarding proposed changes to Section 900.4.300 Commercial Solar Energy Conversion System 25Kw+ to amend 3e under general requirements to increase setbacks from public right-of-way and residential structures. The Planning Commission will give their recommendation for or against to the Dakota County Board of Commissioners for their final approval.
6. Discuss regulations for Battery Energy Storage systems (BAS)
7. Planning Commission Discussion on who will be attending the NPZA conference in Kearney March 4-6 with arrival in Kearney on March 3rd.
8. Miscellaneous and old business
 Tabled item: 66 Conditional Use Permits from Summit Carbon Solutions.
9. Public Comment. The Board will hear comments about any item not on the agenda. The Chair has the discretion to limit the time of comment.
10. Adjournment