

## DAKOTA COUNTY PLANNING & ZONING: SEPTEMBER 20, 2022 MINUTES

The special meeting of the Dakota County Planning and Zoning 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, Dick McCabe, Harold Moes and Martin Rohde. Absent: Tim Decker, Gordon Hegge, (Paul Ireland has officially resigned waiting for new member to be appointed to his position) and Dakota County Commissioner Larry Albenesius. 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.

David Kailbourne with REV LNG presented to the board his business prospect located at 225<sup>th</sup> Street and G Avenue. REV LNG is one of the largest developers and operators of renewable natural gas projects. They partner with dairy farms for this project. They put large bio-digester tanks on the dairy farms and take the manure from the farm and put it into the tanks. From there they get basically 2 products. One is CO<sub>2</sub> and the other is methane. They clean up the methane to pipeline quality gas. It is then sold to customers, mainly 18-wheeler truck fleets, bus fleets or taxi fleets that have converted to burn natural gas. The gas will be trucked from the dairy farms and then taken to 225<sup>th</sup> Street and G Avenue where an existing natural gas compressor station has already established. They would tie into this existing natural gas pump station. The truck traffic would be low with only 2-3 trucks per day since only 3 farms in the area are going to be using this facility. It takes 10 hours on average to unload the truck and get it into the pipeline. The truck then goes back to the farm and depending on the size of the farm it can take 12 to 15 hours to fill the tanker truck back up and then the process is repeated. They have been doing this safely all across the United States. There is one farm about 30 miles west of the facility that will produce 1 truck load of fuel about every 36-38 hours and 2 farms about 25 miles east of the station that will each produce a tank of fuel about every 24 hours. Joe brought up that the area of the proposed area is in the flood plain and that he has talked to the NRD about it. They will have to have a flood permit and even though it is just basically a parking lot REV LNG will have to have an engineer write a letter stating that they won't increase the height of the flood. REV LNG stated that they have reached out to the state of NE and guaranteed that they would use an engineering team to go above and beyond what FEMA has established and has the base flood elevation so that if any structure with a foundation were to be built that it would have to be 1 foot above the base elevation. Joe said that they would need to do a conditional use permit and suggested they contact the Village of Homer regarding their truck route. A question was brought up about expanding if more dairies were built in the area. Mr. Kailbourne stated that they would be very interested in expanding their operation if more dairies would come to the area. With the 5 acres they have they feel they have ample room to grow. The property is currently AG and will not need to be rezoned Commercial since it is part of the dairy operation.

Next item on the agenda is to discuss the pipeline regulations. Summit had their attorney review the regulations and made some suggestions. The board reviewed and discussed the changes that the pipeline companies proposed and some of the representatives from the pipeline companies were there to answer questions. Moved by Harold Moes, second by Ron Gill to approve the regulations with the new changes. Roll Call Vote. Unanimous. Motion carried. There will be a public hearing next month before sending on to the Board of Commissioners for final approval.

Marty opened up the floor for public comment. Ron Hartnett spoke of his opposition to the pipeline.

Moved by Harold Moes, second by Ron Collins to adjourn. Consent unanimous. Motion carried  
Meeting was duly adjourned at 7:56 P.M.

Respectfully submitted,  
Jolene Gubbels