

DAKOTA COUNTY PLANNING & ZONING: October 18, 2022 MINUTES

The regular 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, Tim Decker, Ron Gill, Gordon Hegge, Harold Moes and Martin Rohde. Absent: Dick McCabe (Paul Ireland has officially resigned waiting for new member to be appointed to his position) Also, present: Planning and Zoning Administrator Joe O'Neill and Dakota County Commissioner Larry Albenesius. Public present: see attached list

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

Moved by Harold Moes, second by Ron Collins to approve the minutes of the August 16, 2022 regular meeting and the September 20, 2022 special meeting minutes. Consent unanimous. Motion carried.

Public Hearing was called to order by Chairman Rohde at 7:01pm for the purpose of hearing support, oppositions, criticism, suggestions or observations relating criticism, suggestions or observations relating changing the name of the planning commission from Dakota County Joint Planning Commission to the Dakota County Planning & Zoning Committee. Chair Rohde explained that the towns and villages used to use the county zoning regulations and now they have their own. Joe said that commission gets confused with Board of Commissioners so committee would be better. Chair Rohde opened the floor up for public comment. No comment. Public hearing closed at 7:03pm.

Motion made by Ron Collins, second by Scott Bousquet to approve the name change from Dakota County Joint Planning and Zoning Commission to Dakota County Planning and Zoning Committee and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Unanimous. Motion Carried.

Public Hearing was called to by Chairman Rohde at 7:04 pm for the purpose of hearing support, opposition, criticism, suggestions or observations relating to adding carbon dioxide pipeline regulations to the zoning ordinances. Joe read a letter from Lynelle Bieber stating her opposition for the pipeline. Paul McGuirk was not in favor of the pipeline crossing his sister's property. Joe told him that they had control of their ground and that the pipeline could not cross their property if they did not want them there. Nebraska does not have eminent domain. Commissioner Albenesius voiced his concern about the depth of the pipelines especially in the county road ditches. Joe said that the pipeline companies will work with the road department on road agreements to determine the proper depth of the ditch and the pipeline will be 5 feet below that. No further comments. Chair Rohde closed the public hearing at 7:14 pm.

Motion made by Scott Bousquet, second by Gordon Hegge to approve the pipeline regulations and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Unanimous. Motion Carried.

Samantha Perry with Crary Huff Law Firm was in attendance and has been helping Mr. Kevin Pedersen with planning an event center for weddings, parties, etc. on his property north of Jackson. Mr. Pedersen would like to repurpose and renovate a shed that is already on his property. They would like to rezone that land and get a conditional use so he can use the shed and fishing pond for event purposes. Ms. Perry stated that community center falls under conditional use. Mr. Pedersen stated that they have had a few family members that got married at this place and several people approached him about having a permanent facility for the public to use. Joe asked the board if they felt this project would fall under community center. Tim Decker asked about a definition in the regulations and it was stated that there was not one. Scott Bousquet questioned whether or not it would be a year-round event center or just in the summer. Mr. Pedersen said he has not gotten that far in the planning, it just depended on the public's interest to hold events there. Jeremy Saint, another representative from Crary Huff stated they would go with a conditional use permit and not rezone but the area would be sectioned off for the event center, pond and parking. Joe told Mr. Pedersen that he can proceed in the process of getting the conditional use permit. They presented Joe with the conditional use application and the required fee and will plan on a public hearing in November.

Miscellaneous and old business. Building permits were issued to Gutzmann Bros – recreational shed-Waterbury, Chris Stewart – new home, Prairie Ridge Subdivision, Ponca. Informational Statements were issued to Ricky Claassen- storage shed-Dakota City, Nicky Komvonga – storage shed in the Farmsteads. Scott Bousquet brought up commercial solar panel farms and if we have much in our regulations pertaining to them. Joe said that is something that can be reviewed.

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

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

Meeting was duly adjourned at 7:33 P.M.  
Respectfully submitted,  
Jolene Gubbels