

DAKOTA COUNTY PLANNING COMMISSION: February 21, 2023 MINUTES

The regular meeting of the Dakota County Planning and Zoning Commission was called to order at 7:04 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 Brian Van Berkum Public present: see attached list

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 Tim Decker to keep all offices the same. Consent Unanimous. Motion carried. Marty Rohde will remain Chairman, Harold Moes vice-Chair, and Dick McCabe secretary.

Moved by Harold Moes, second by Gordon Hegge to approve the minutes of the November 15, 2022 meeting minutes. Consent unanimous. Motion carried.

Kevin Hohenstein approached the commission regarding the RV park owned by Lynch Properties. They put their property up for sale as subdivision lots 1-8 and there are 5 lots that family members are going to buy. At the direction of the county assessor, they are doing subdivision lots for ease of sale. The lots are 1 acre minimum and hooked up to rural water allowing for homes or cabins to be built out there. The next step will be a meeting next month to review the preliminary plat maps.

Public Hearing was called to order by Chairman Rohde at 7:11pm for the purpose of hearing support, oppositions, criticism, suggestions or observations relating to a request for a Conditional Use Permit from NE RNG Interconnect LLC at the property located at Section 1, Township 27, North, Range 8 East, 6th P.M., Dakota County on 225th Street, Homer, NE., for the construction of interconnect for upgraded biogas facility. Dairy to RNG facility injection. Patrick Troy and Bill Melick are project managers for the REV LNG attended the meeting to give updates and answer any questions. The flood plain is in order. Road agreements will be set up with the road department. All processing will be done at the farm and the end product will be transported to interconnect facility. Discussion was held on contacting the Village of Homer to make sure they would not have a problem with them going through town when road conditions were not feasible to take gravel roads. The trucks will be close to 80,000 pounds. There will be 1-3 trucks per day. It takes about 8-12 hours to unload the trucks so ideally the truck driver would start unloading and take an empty truck back to the farm site. The trucks are designed with safety in mind and if in a rollover the contents would be released immediately and dispersed in the air. The gas has a fast dispersal rate. There will not be a smell added to this gas. You would have to be right in it to be affected. It is 90% methane it is flammable. Public hearing closed at 7:23pm.

Motion made by Ron Collins, second by Scott Bousquet to approve the Conditional Use request from NE RNG Interconnect LLC at the property located at Section 1, Township 27, North, Range 8 East, 6th P.M., Dakota County on 225th Street, Homer, NE., for the construction of interconnect for upgraded biogas facility. Dairy to RNG facility injection. and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Unanimous. Motion Carried. The commission added conditions to the request. Motion made by Tim Decker, second by Gordon Hegge to have agreements with the Dakota County Road Department as well as the Village of Homer for hauling on their roads. Roll Call Vote. Unanimous. Motion Carried.

Planning Commission discussed who will be attending the NPZA annual conference on March 8th-10th in Kearney. Gordon Hegge and Joe O'Neill will attend.

Miscellaneous and old business. No new building permit or information permits issued.

Marty opened up the floor for public comment. Ron Hartnett discussed his concerns regarding the carbon pipelines. Joe told him that the county now has regulations in place and that the pipeline companies have not come forward with any permit requests yet.

Moved by Scott Bousquet, second by Ron Collins to adjourn. Consent unanimous. Motion carried
Meeting was duly adjourned at 7:24 P.M.
Respectfully submitted,
Jolene Gubbels