

## DAKOTA COUNTY PLANNING COMMISSION: September 19, 2023 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, Tim Decker, Ron Gill (7:02), Gordon Hegge, Steven Lieber, Dick McCabe, and Martin Rohde. Absent: Ron Collins, and Harold Moes. 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 Tim Decker, second by Gordon Hegge to excuse the absence of Ron Collins and Harold Moes. Consent unanimous. Motion carried

Moved by Steven Lieber, second by Scott Bousquet, to approve the minutes of the August 15, 2023 meeting minutes. Consent unanimous. Motion carried.

Public Hearing was called order at 7:04pm for the purpose of giving citizens the opportunity to offer support, opposition or make neutral comments regarding revising zoning regulation Section 511 to include farm buildings that are constructed or altered to require a zoning compliance permit and be subject to buildings codes adopted by the County Commissioners. The first paragraph of Section 511 will read as follows:

**Section 511. Application for Zoning Permit.** *The construction and alteration of farm buildings will ~~not~~ require a zoning compliance permit and will ~~not~~ be subject to building codes adopted by the County Commissioners. The following are classified as farm buildings: buildings utilized for agricultural purposes on a farmstead of twenty (20) acres or more which produces one thousand (\$1,000) dollars or more of farm products each year; dwelling units or other structures intended for human occupation shall be considered non-farm buildings for the purpose of these regulations.*

Joe stated there still will not be a fee for farm buildings we just need to make sure structures are not being built in a flood zone and have the appropriate setbacks. Public Hearing was closed at 7:09pm

Motion made by Gordon Hegge, second by Tim Decker, to approve changes to Section 511 and send their recommendation of approval to the Board of Commissioners. Roll Call Vote. Unanimous. Motion Carried.

Terry Kampfe was present to discuss his Hwy Business located at 1680 Hwy 110. He runs a graphic design business called Trouble Chasers. 90% of his business is sent out and he does installs for county, cities, schools and fire departments in the local area. Next month the Commission will have a public hearing to rezone his property to Highway Service Business District.

Summit Carbon Solutions representative Brent Niece addressed the Commission. He gave updates on their permit status from surrounding states as well as 2 other counties in Nebraska. Concerns regarding eminent domain were brought up. It was decided that they would be reaching out to our county attorney for further discussion and determine how to move forward with the conditional use permits.

Joe gave the board copies of commercial solar regulations from Gage County and Kearney County and asked them to take them home to look at them to see if we need to update our regulations.

Joe looked into light pollution. There is not a county in Nebraska that addresses it. He said there are only 19 states in the USA that address it and the State of Nebraska is not one of them.

Miscellaneous and old business. Tabled items: Conditional Use Permit for Summit Carbon Solutions will remain tabled.

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

Moved by Tim Decker, second by Scott Bousquet to adjourn. Consent unanimous. Motion carried

Meeting was duly adjourned at 8:01 P.M.

Respectfully submitted,

Jolene Gubbels