

Burt County Planning Commission  
January 22<sup>nd</sup>, 2024 6:30pm  
Meeting

## Minutes

Visitors signing in: Katie Hart (Burt County Assessor), Ted Connealy, David Schold, Dorkas & Mark Van Der Hart, Jeff Kutchera

Notices of the meeting was given in advance thereof by Publication in the Plaindealer, Burt County website and on the 1<sup>st</sup> floor bulletin board within the courthouse.

The meeting was Called to Order at 6:31 P.M. by Chairman Rodney Bromm.

Roll Call was taken by Ann Chytka as follows: Rodney Bromm **Present**, Charley Cull **Present**, Jay Hovendick **Absent**, Don Johnson **Present**, Wally Lydick **Present**, Tyler Weitzenkamp **Present**, Clayton Olsen **Present**, Roger Pond **Absent**, Scott Ronnfeldt **Present**

Quorum present **yes**.

It was noted where the Open Meetings Act was located.

Bromm stated that the minutes from November 6th, 2023 were received and reviewed.

With no changes being made, Charley made a motion to approve the minutes from the August 7<sup>th</sup>, 2023 meeting 2<sup>nd</sup> by Tyler.

Roll call vote Ayes- Bromm, Cull, Johnson, Lydick Olsen, Ronnfeldt, Weitzenkamp, Nays- None, Absent- Hovendick and Pond

Minutes were signed by Chairman Bromm and Administrator Chytka.

### **New Business:**

Burt County Assessor, Katie Hart was asked by Chairman Bromm to give a summary about the name plate tax. She explained that the name plate is self-reporting by the energy owner. The name plate is for the solar panels or the wind turbines only, but that the concrete and drive ways would be taxed as real property and any buildings. The land use does not change after the tower is installed. The current rate for the name plate tax is \$3,518.00 per megawatt.

Discuss wind turbine moratorium- Chairman Bromm stated that the Board of Supervisors has put a moratorium on wind turbines for 6 months ending in June of 2024. They would like us to review our current regulations with regards to scenic byways, cities, towns, and villages, churches/cemeteries, rivers, creeks and wetlands, noise levels, and the light of the towers. The planning commission will review other counties regulations and will report back. If changes are to be made, we will hold a public hearing before sending it back to the Board of Supervisors.

Mother-in-Law Quarters: Zoning Administrator Chytka asked the Commission what they thought about Mother-in-Law quarters being built on the same lot. Discussion was made and that since it is the same owner, it would only be needing a building permit and a density waiver if

needed. Regulations currently don't have Mother-in-laws quarters stated. Per Assessor it would be taxed as a dwelling.

Discussion on lot split regulations was taken. Current regulations state that if no house is on the property the lot must be 20 acres in A-1, but if there is a house on a lot split then it just needs to be greater than 3.1 acres. To build a house on an acreage, it would then need to be at least 20 acres or a conditional use permit must be obtained. This does not apply to the R-1 zoned areas.

Discuss Ag Businesses in A-1 Conditional Use Permits. There was discussion and it was agreed upon by the planning commission that if there is an entity that would like to sell seed in an agricultural district it is permitted without a conditional use permit.

**Old Business:** Administrator advised the commission that Eagle Island Subdivision was going before the Board of Supervisors to be vacated. David Brainard will be coming before the Planning Commission for a Conditional Use Permit to put a campground down at the property where Eagle Island was sub-divided.

**Reports-**December 2023 Zoning Permit Report were handed out and reviewed with Commission members. The Administrator also advised that the Plaindealer is the paper that Public Notices will be printed in this year.

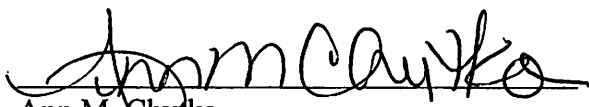
**Correspondence-** None

**Next meeting:** The commission reviewed the 2024 calendar and set dates for the upcoming meetings.

February 12<sup>th</sup> 2024, March 4<sup>th</sup> 2024, April 8<sup>th</sup> 2024, May 6<sup>th</sup> 2024 (Public Hearing), and June 3<sup>rd</sup> 2024.

Discussion was made about when the Conditional Use Permit for the Camp ground that it will be a separate meet/public hearing.

Being no additional business Charley made a motion to adjourn at 8:22 pm 2<sup>nd</sup> by Scott



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Ann M. Chytka

Burt County Planning and Zoning Administrator



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Rodney Bromm

Burt County Planning and Zoning Chairman