

Burt County Planning Commission
February 3rd, 2024 at 6:30pm
Meeting/Public Hearing

Minutes

Visitors signing in: Allen Kampschnieder, Nora Eriksen, Rick Eriksen, Kirk Eriksen, Bridget Erikson, Brent Hilbers, Keith A. Eriksen, Ellen Eriksen, David Eriksen, Tavis Christiansen, Jon Christiansen, Nick Ronnfeldt

Notices of the meeting was given in advance thereof by publication in the Lyons Mirror Sun January 16, 2025 edition, on the Burt County Webpage, and on the 1st floor bulletin board within the courthouse.

The meeting was Called to Order at 6:30 P.M. by Chairman Rodney Bromm

Roll Call was taken by Ann Chytka as follows: Rodney Bromm **Present**, Charley Cull **Present**, Jay Hovendick **Present**, Don Johnson **Present**, Jill Spenner **Absent**, Tyler Weitzenkamp **Present**, Dean Carlson **Present**, Roger Pond **Present**, Scott Ronnfeldt **Present**

Quorum present **yes**.

It was noted where the Open Meetings Act was located.

Bromm stated that the minutes from November 4th, 2024 were received and reviewed.

With no changes being made, Cull made a motion to approve the minutes from the November 4th, 2024 meeting 2nd by Pond

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

Minutes were signed by Chairman Bromm and Administrator Chytka.

Public Hearings:

At 6:31 pm Chairman Bromm opened the public hearing on Conditional Use Permit -For E720 Farms LLC to place a single-family dwelling on 5.48 acres in part of the SE1/4 section 25 Township 21 Range 9E.

Having no public comments public hearing was closed at 6:32 pm. There was some discussion. Cull made a motion to approve the CUP for E720 to place a single-family dwelling on 5.48 acres in part of the SE1/4 section 25 Township 21 Range 9E. 2nd by Carlson

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

At 6:35 pm Chairman Bromm opened the public hearing on Conditional Use Permit- For Brent Hilbers to expand to a Class 1 Large Feeding Operation in TRNW4NW4 Section 24 Township 21N Range 8E.

Having no public comments public hearing was closed at 6:44 pm. There was some discussion.

Pond made a motion to approve the CUP for Brent Hilbers to expand to a Class 1 Large Feeding Operation in TRNW4NW4 Section 24 Township 21N Range 8E 2nd by Cull

Roll call vote Ayes- Bromm, Carlson, Cull, Hovendick, Johnson, Pond, and Weitzenkamp Nays- None, Absent- Spenner Abstain- Ronnfeldt

There was discussion about the Lot Split of hog barn and what the minimum acreage could be. Bromm said that over 3 acres was for homes so they could have the water and sewer, but did not see this being a problem if it was only 2 acres since it is an already established building. It would just need to meet the building setbacks. Chytka stated that there was the hog barn up north that is known as the Baker 2 that is a little over 2 acres.

New Business:

The Board of Supervisors would like the Planning Commission to review Section 6.15 Solar Energy Conversion Systems page 144-152

- (1) Setbacks from Roads and non-participating landowners- Discussion was that these would be the same setback as buildings.
- (2) Sale of facility to tax exempt entity-Discussion was that this was needed so we are able to continue to receive the nameplate tax.
- (3) Discuss total acres of solar in Burt County. This should be discussed at time of CUP. (Max acres)
- (4) Review Bond Requirement to make same as wind
- (5) Where Solar Energy Conversion are allowed by CUP in A-1, A-2, and C-1 discussion on where they should be allowed.
- (6) Fix typo on page 146
- (7) The Planning Commission suggested, retention of an expert is needed in the solar regulations.

Bromm stated that we will gather information and discuss at the next meeting. Members were wanting to review the decommissioning agreement that was filed with Sandhills. Bromm said we will need to have a Public Hearing on the changes.

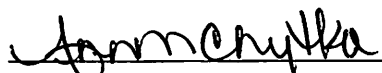
Old Business: None

Reports from Administrator: November and December Zoning reports were given out.

Correspondence: None

Next meeting will be held: March 3rd, 2025

Adjournment: Being no additional business Ronnfeldt made a motion to adjourn at 7:38 pm 2nd by Carlson



Ann M. Chytka

Burt County Planning and Zoning Administrator



Rodney Bromm

Burt County Planning and Zoning Chairman