

BURT COUNTY PLANNING COMMISSION

Minutes of the Burt County Planning Commission Public Hearing/ Meeting held on February 4th, 2019. Visitors signing in were Terry Cameron, Don Hembry, Paul Richards, Patty Plugge, Jeff Skinner, Jake Palm, Tim Keelan, Scott Lindstrom

The Burt County Planning Commission held a meeting on February 4th, 2019 at 6:30 pm in the courthouse in Tekamah, Nebraska. Notice of the meeting was given in advance thereof by Publication in the Lyons Mirror-Sun, upon a 1st floor bulletin board within the courthouse and on the County's Website. Chairman Rodney Bromm requested roll be taken, members present were Rodney Bromm, Jay Hovendick, Don Johnson, Wally Lydick, Tony Moseman, Clayton Olsen, and Scott Ronnfeldt. Absent were Tyler Peterson and Roger Pond

Chairman Bromm stated the location of the Open Meetings Act is on the bulletin board.

Scott Ronnfeldt made a motion to approve the minutes from the April 23rd, 2018 meeting and Jay Hovendick seconded the motion. There was discussion, followed by roll call. Ayes- Bromm, Hovendick, Johnson, Lydick, Moseman, Olsen, and Ronnfeldt Nays- None Motion carried.

Chairman Bromm asked for a motion to close the regular meeting and begin the public hearing regarding the Conditional Use Permits for Three C's, E-On and Verizon. Jay Hovendick made a motion and Tony Moseman seconded the motion. The regular meeting was closed and the Public Hearing begun at 6:35 with Roll Call- Ayes- Bromm, Hovendick, Johnson, Lydick, Moseman, Olsen, and Ronnfeldt Nays- None Motion carried.

Terry Cameron with Three C's along with Don Hembry with the City of Omaha presented the plan to place sludge on the W ½ of Section 26 Township 21 Range 11. There was discussion about how it would be delivered and at what time during the year. With there being no further comments, the board moved on to E-Ons- Present were Witt Duncan and Morgan Schwenn they discussed information about the meteorological tower to record wind speeds and patterns in Section 26 Township 23 Range 9. There was discussion about the tower and the data that it would receive. With there being no further comments, the board moved on to Verizon's Conditional permit application- Jeff Skinner was present to answer any questions. Skinner stated that he had requested and received this permit 4 years ago but that the project was not done at that time. He said this time they are ready to move forward with the tower. The location of the tower will be in Section 20 Township 23 Range 9.

With there being no more public comments Jay Hovendick made a motion 2nd by Tony Moseman to close the public hearing and reconvene regular meeting at 7:17 pm.

Tony Moseman made a motion to approve 3 C's Conditional Use Permit 2nd by Jay Hovendick

Roll Call- Ayes Bromm, Hovendick, Johnson, Lydick, Moseman, Olsen, and Ronnfeldt Nays- None Motion carried.

Tony Moseman made a motion to approve Eon's Conditional Use Permit 2nd by Clayton Olsen

Roll Call- Ayes Bromm, Hovendick, Johnson, Lydick, Moseman, Olsen, and Ronnfeldt Nays- None Motion carried.

Scott Ronnfeldt made a motion to approve Verizon's Conditional Permit 2nd by Don Johnson

Roll Call- Ayes Bromm, Hovendick, Johnson, Lydick, Moseman, Olsen, and Ronnfeldt Nays- None Motion carried.

Tim Keelan was present from Hanna-Keelan Associates he talked about the comprehensive plan and time line. The preliminary population, income, economic and agricultural census profile. He discussed existing/future land use and county economic development. He stated that the next meeting would be held Monday April 4th, 2019 at 6:30 pm.

The regular meeting was closed by a motion from Clayton Olsen and 2nd by Scott Ronnfeldt at 8:51 pm.

Ann Chytka

Burt County Zoning Administrator

BURT COUNTY PLANNING COMMISSION

Minutes of the Burt County Planning Commission Public Meeting held on April 4th, 2019. Visitors not signing in were Cass Bromm, Bev Lydick, and Patty Plugge

The Burt County Planning Commission held a meeting on April 4th, 2019 at 6:30 pm in the courthouse in Tekamah, Nebraska. Notice of the meeting was given in advance thereof by Publication in the Lyons Mirror-Sun, upon a 1st floor bulletin board within the courthouse and on the County's Website and Post Offices in Decatur, Tekamah, Craig, Oakland and Lyons. Chairman Rodney Bromm requested roll be taken, members present were Rodney Bromm, Jay Hovendick, Don Johnson, Tony Moseman, Clayton Olsen, and. Absent were Wally Lydick, Tyler Peterson, Scott Ronnfeldt, and Roger Pond

Chairman Bromm stated the location of the Open Meetings Act is on the bulletin board.

Tony Moseman made a motion to approve the minutes from the February 4th, 2019 meeting and Don Johnson seconded the motion. There was discussion, added Scott Lindstroms last name to minutes, followed by roll call. Ayes- Bromm, Hovendick, Johnson, Moseman, Olsen. Nays- None Motion carried.

Tim Keelan was present from Hanna-Keelan Associates for meeting #2 on the Comprehensive Plan 2029. He gave a recap of meeting #1 and then reviewed the existing and future land use map. There was discussion about the comprehensive plan goals, policies, and action strategies. Also discussed zoning districts, solar regulations and other zoning matter. He stated that the next meeting would be held Monday June 3rd, 2019 at 6:30 pm.

The regular meeting was closed by a motion from Jay Hovendick and 2nd by Clayton Olsen at 8:05 pm.

Ann Chytka
Burt County Zoning Administrator

Planning & Zoning Meeting Minutes from September 9th, 2019

Roll Call: Present were Rodney Bromm, Wally Lydick, Clayton Olson, Roger Pond, Tony Moseman, Scott Ronfeldt, Don Johnson & Jay Hovendick

Guests were: Charley Cull, Tim Keelan and Jake Palm

- 1) Tim & Jake from Hanna-Keelan reviewed solar & wind regulations.
- 2) Review of setback options for livestock feeding operations (LFO's). Comparisons were made to Cumming County. Scott agrees with Dept of Ag Table. Wally agreed current distances were adequate. Removal of designation between open and enclosed LFO's are discussed . Note: Option 2 of the setbacks list selected moving forward (see attachment)
- 3) Dept. of AG Livestock Matrix was discussed and preliminary decision was in favor, but only as a step in the qualification process and not as a single criteria.
- 4) Some rephrasing was added to the approval of LFO's reverting all engineering liability and conditions to the Nebraska Dept. of Environment and Energy (Formerly known as the DEQ).
- 5) Center pivot setbacks to roads/highways are being looked at for safety, David Six will contact the NDOT for guidance.
- 6) Solar and wind energy regulations discussed
- 7) Motion to adjourn: by Jay 2nded by Scott.

Planning & Zoning Meeting Minutes from December 2nd, 2019

Roll Call: Present were Rodney Bromm, Wally Lydick, Clayton Olson, Tony Moseman, Scott Ronfeldt, Don Johnson & Jay Hovendock. Absent: Roger Pond

Motion to accept minutes from September meeting: Wally Lydick 2nd by Jay Hovendick, unanimous vote.

Motion to open public hearing: Scott Ronfeldt 2nd by Jay Hovendick, unanimous vote.

Discussion of Conditional Use Permit for Blue Stem Energy to construct a solar farm located approximately 6 miles North of Tekamah on Highway 75. Further discussion on solar screening and decommissioning of site. No opposing public views presented.

Motion to close public hearing: Wally Lydick 2nd by Don Johnson, unanimous vote.

Motion to approve Conditional Use Permit for Blue Stem Energy: Tony Moseman 2nd by Jay Hovendick, unanimous vote.

Motion to open public hearing for Burt County Comprehensive Plan: Wally Lydick 2nd by Tony Moseman, unanimous vote.

Comments about erosion by Graham Christensen. General discussion of Burt County Comprehensive Plan.

Motion to close public hearing: Jay Hovendick 2nd by Wally Lydick, unanimous vote.

Motion to approve Burt County Comprehensive Plan: Wally Lydick 2nd by Tony Moseman, unanimous vote.



Discussion of airport zoning protections with Mark Van Der Hart

Discussion of livestock setbacks, question asked if there was enough room for a chicken facility, no answer given.

Comments given by Graham Christensen on water quality issues.

Comments given by Vic Jensen on reciprocal setbacks, sludge.

Comments given on possible acceptance of “option 2 setbacks” and removing the enclosed/open feeding operation designation. These items to be brought up and voted on at the public hearing on January 6th.

Motion to adjourn: Tony Moseman 2nd by Wally Lydick, unanimous vote.

