

Burt County Planning and Zoning Minutes from January 6th ²⁰⁰⁰ Meeting

Call to Order: 6:30 pm

Chairman Bromm noted the open meeting act posted.

Roll Call: Present were: Rodney Bromm, Wally Lydick, Don Johnson, Clayton Olsen, Tony Moseman, Scott Ronfeldt, Jay Hovendick, Charley Cull, and Roger Pond.

Motion to accept Dec. meeting minutes by Scott, 2nd by Tony, unanimous vote.

Motion to go in to public hearing to alter livestock feeding operational setbacks by Don, 2nd by Scott, unanimous vote.

1st speaker Sean Connealy requested the setbacks remain the same or be increased.

2nd speaker Vic Jensen requested setbacks remain the same or be increased.

3rd speaker Brooks Larsen from the Burt Co. Cattleman's Assoc. supported the proposed changes to setbacks.

4th speaker Lori Wheaton spoke against changes to setbacks.

5th speaker Edison McDonald spoke against changes to setbacks, the use of cover crops and buffer strips.

6th speaker Bev Lydick spoke against changes to setbacks.

7th speaker Mark Rexrod spoke in support of setback changes feed local #2 yellow corn, roughage and alfalfa.

8th speaker Kim Connealy spoke against changes to setbacks.

9th speaker Andy Scholting said there were 4 interested parties in Burt County but that current setbacks prohibited. Also noted that Lincoln Poultry is no longer seeking additional producers. As a side note the plant is only running 1 shift at this time.

10th speaker was Mark Van Der Hart the topic had changed to accepting the airport protection district.

The last issue discussed during the public hearing was the reclassification of "sludge". It will now be controlled and have the same setbacks as manure products.

Motion to close public hearing by Wally, 2nd by Scott, unanimous vote.

Motion to open meeting by Tony, 2nd by Don, unanimous vote.

Motion to approve livestock feeding operation setback changes by Tony 2nd by Scott. Voting for: Rodney, Don, Clayton, Tony, Scott, Jay and Charley. Voting against: Wally and Roger.

Motion to approve airport protection district by Charley 2nd by Wally, unanimous vote.

Motion to approve changes to sludge handling by Jay 2nd by Roger, unanimous vote.

Discussion on changes to buried cable depths: public hearing will be held at next meeting for input and decision.

NOTE: Solar and Wind Regs are requiring more investigation at this time.

Motion to adjourn by Wally 2nd by Jay, unanimous vote.

AIRPORT ZONING REGULATIONS

Tekamah, NE Airport Zoning Board

SECTION 1. LOCATION, BOUNDARIES, ZONES AND HEIGHT RESTRICTIONS.

The location, boundaries, zones and height restrictions described below are intended to provide airspace protection within the Airport Hazard Area of the Tekamah Municipal Airport, which airport is located in East ½, Section 28, Township 21, Range 11E, Arizona Township in Burt County, Nebraska. The areas located within the Airport Hazard Area as described in this Section are hereby zoned as follows:

Subdivision 1. Airport Hazard Area Description.

The **Airport Hazard Area** shall consist of Operation Zones, Approach Zones, Turning Zones and Transition Zones as described in this section.

Subdivision 2. Zone Descriptions.

A. The **Operation Zones** are longitudinally centered on each existing or proposed runway.

1. **Length.** For existing and proposed paved runways, the operation zones begin and end 200 feet beyond the end of each runway. For existing and proposed turf runways, the operation zones begin and end at the runway ends.
2. **Width.** For existing and proposed instrument runways, the operation zones are 1,000 feet wide, with 500 feet on either side of the runway centerline. For all other existing and proposed runways, the operation zones are 500 feet wide, with two hundred fifty feet on either side of the runway centerline.
3. **Height.** The height limit of the operation zones is the same as the height of the nearest point on an existing or proposed runway or the surface of the ground, whichever is higher.

B. The **Approach Zones** extend from the end of each operation zone and are centered along the extended runway centerlines. An approach zone's dimensions are as follows:

1. Instrument Runways

- a. **Length and Width.** The approach zone extends ten miles from the operation zone, measured along the extended runway centerline. The approach zone is one thousand (1,000) feet wide at the end of the nearest the runway (i.e., adjacent to the operation zone) and expands uniformly to sixteen thousand

eight hundred forty (16,840) feet wide at the farthest end of the zone (i.e., ten miles (10) from the operation zone).

- b. **Height Limit.** The height limit of an approach zone begins at the elevation of the runway end for which it is the approach and rises one foot vertically for every fifty feet horizontally (50:1), except that the height limit shall not exceed one hundred fifty (150) feet above the nearest existing or proposed runway end elevation within three (3) miles of the end of the operation zone at that runway end. At three (3) miles from said operation zone, the height limit resumes sloping one foot vertically for every fifty feet horizontally (50:1) and continues to the ten (10) mile limit.

2. **Visual Runways**

- a. **Length and Width.** An approach zone extends from the operation zone to the limits of the turning zone, measured along the extended runway centerline. The approach zone is five hundred (500) feet wide at the end of the zone nearest the runway (i.e., adjacent to the operation zone) and expands uniformly so that at a point on the extended runway centerline three (3) miles from the operation zone, the approach zone is three thousand seven hundred feet wide.
 - b. **Height.** The height limit of an approach zone begins at the elevation of the runway end for which it is the approach and rises one foot vertically for every forty (40) feet horizontally, except that the height limit shall not exceed one hundred fifty (150) feet above the nearest existing or proposed runway end elevation within three miles of the end of the operation zone at that runway end.
- C. The **Transition Zones** extend outward at a right angle to the runway centerline and upward at a rate of one foot vertically for every seven feet horizontally (7:1). The height limit of a transition zone begins at the height limit of the adjacent approach zone or operation zone and ends at a height of one hundred fifty (150) feet above the highest elevation on the existing or proposed runway.
- D. The **Turning Zones** extend a distance of three miles (3) radius from the corners of the operational zone of each runway and connecting adjacent arcs with tangent lines, excluding any area within the operation zone, approach zone, or transition zone. The height limit of the turning zone is one hundred fifty feet above the highest elevation on the existing or proposed runway.

Subdivision 3. Height Restrictions.

No building, transmission line, pole, tower, chimney, wires, or other structure or appurtenance of any kind or character shall hereafter be erected, constructed, repaired or established, nor shall any tree or other object of natural growth be allowed to grow, above the heights described in above in Subdivision 2.

SECTION 2. LOCATION SKETCH AND ZONING MAP.

The boundaries, operation zones, approach zones, transition zones, and turning zones of the airport are indicated on the Airport Zoning Map, which is attached hereto and made a part hereof by reference. A copy of the Airport Zoning Regulations and Airport Zoning Map shall at all times be on file in the office of the Tekamah Airport; the Burt County Planning and Zoning Office, Tekamah, Nebraska; the City of Tekamah Office, Tekamah, Nebraska; the Washington County Planning and Zoning Office, Blair, Nebraska; and the Harrison County Planning and Zoning Office, Logan, Iowa.

SECTION 3. PERMIT REQUIRED AND EXCEPTIONS.

Subdivision 1. Permit Required.

Anyone wishing to erect, construct, reconstruct, repair, or establish any building, transmission line, communication line, pole, tower, smokestack, chimney, wires, or other structure or appurtenance thereto of any kind or character; or to plant or replant any tree or other object of natural growth which, when mature, would violate the requirements of Section 1, Subdivision 3 above, within the Airport Hazard Area must first obtain a permit from the respective administrative agency for the location of said construction; either the Burt County Planning and Zoning Office, Tekamah, Nebraska; the City of Tekamah Office, Tekamah, Nebraska; the Washington County Planning and Zoning Office, Blair, Nebraska; or the Harrison County Planning and Zoning Office, Logan, Iowa and, if Neb. Rev. Stat. §3-403 is applicable, from the Nebraska Department of Aeronautics. *(Please note that Neb. Rev. Stat. §3-311 requires the acquisition of a permit before non-conforming structures or trees may be replaced, substantially altered or repaired, rebuilt, allowed to grow higher, or replanted).*

Subdivision 2. Exceptions.

Within the Turning Zones, no permit shall be required for any construction or planting that is not higher than seventy-five (75) feet above the nearest existing or proposed runway end.

Subdivision 3. Application Form.

Application for a permit as required under these regulations shall be made on a form to be available in the office of either the Burt County Planning and Zoning Office, Tekamah, Nebraska; the City of Tekamah Office, Tekamah, Nebraska; the Washington County Planning and Zoning Office, Blair, Nebraska; or the Harrison County Planning and Zoning Office, Logan, Iowa, and shall indicate the approximate location, ground elevation with reference to the end of the nearest

runway or landing strip and height of the proposed structure or planting. (Mean Sea Level Elevation).

Subdivision 4. Permit Fee.

The fee for each permit issued shall be determined by the respective planning and zoning offices and all fees so paid shall be deposited into the revenue fund of the appropriate administrative agency which regulates the location of said construction.

SECTION 4. NON-CONFORMING STRUCTURES.

Within the Airport Hazard Area, no non-conforming building, transmission line, pole, tower, chimney, wires, or other structure or appurtenance of any kind or character or object of natural growth; and no such structures or objects of natural growth that have been torn down, destroyed, deteriorated or decayed to an extent of 50% or more of their original condition, or abandoned for a period of twelve (12) months or more; shall hereafter be replaced, substantially reconstructed, repaired, altered, replanted, or allowed to grow, as the case may be, to a height above the heights permitted by these regulations. Transmission lines and other communication lines shall be interpreted as poles, wires, guys and all other equipment necessary for the operation and maintenance of the same within the regulated zone.

SECTION 5. MARKING OF NON-CONFORMING STRUCTURES.

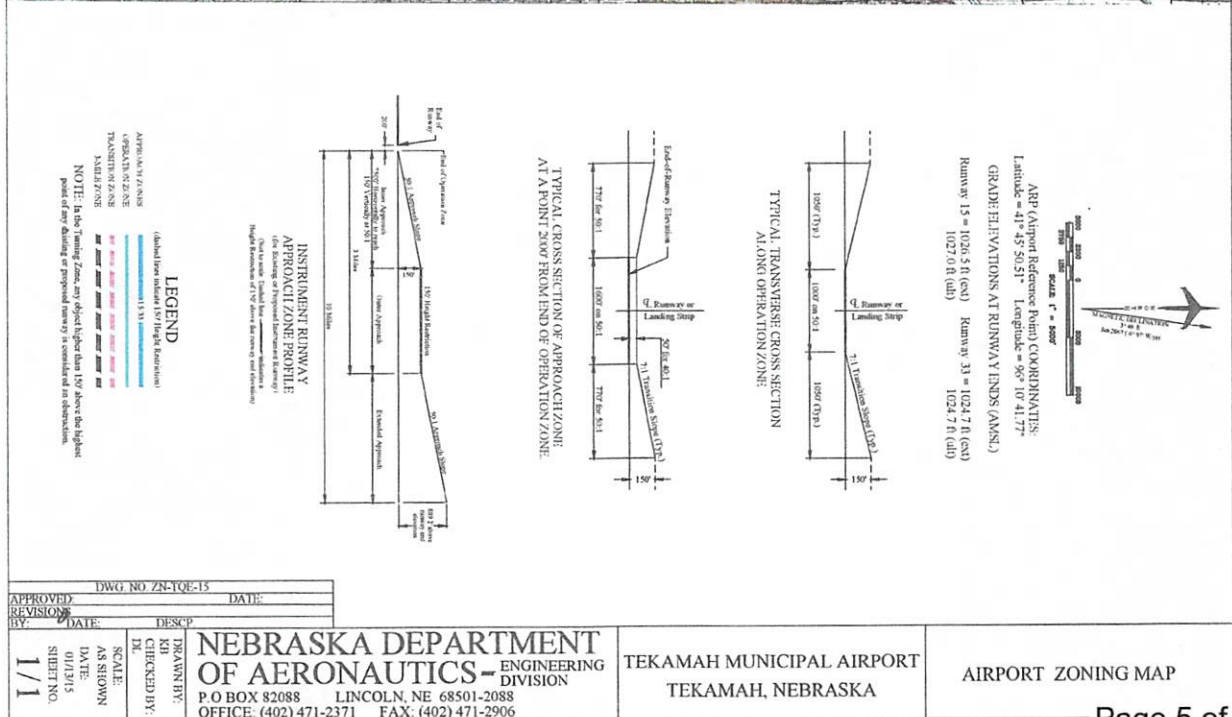
Whenever the respective zoning and planning office determines that a specific structure or object in the Airport Hazard Area exceeds the height restrictions and existed prior to the promulgation of these regulations, the owner(s) and the lessor(s) of the premises on which the structure or object is located shall be notified in writing by the respective zoning and planning office. The owner(s) and lessor(s) shall, within a reasonable time, permit the marking and lighting of the structure or object. The respective zoning and planning office shall specify the required marking and lighting, consistent with Chapter 3 of these regulations entitled "Marking and Lighting of Structures". The cost of marking or lighting shall not be assessed against the owner or lessor of said premise.

SECTION 6. ADMINISTRATIVE AGENCY.

Each respective zoning and planning office shall enforce these regulations and shall be the administrative agency provided for in Neb. Rev. Stat. §3-319 (Reissued 2007), and shall have all the powers and perform all the duties of the administrative agency as provided in the Airport Zoning Act.

SECTION 7. ZONING BOARD OF ADJUSTMENT.

The Board of Adjustment for each respective administrative agency shall be the Board of Adjustment with respect to these regulations. Said board shall have and exercise the powers conferred by Section §3-320, et. Seq. (Reissued 2007) and such other powers and duties as are conferred and imposed by law.



SECTION 4.12 AHP AIRPORT HAZARD PROTECTION DISTRICT (OVERLAY)

A. INTENT: This Overlay District is intended to provide for the safe operation of aircraft into and out of the Tekamah Municipal Airport, located in Section 28, Township 21 North, Range 11 East of the 6th P.M., Burt County, Nebraska.

B. LOCATION, BOUNDARIES, ZONES, AND HEIGHT RESTRICTIONS: The areas located within the Burt County zoning jurisdiction and set forth within the Tekamah Airport Hazard Area as described in this Section:

1. Airport Hazard Area Description: The Airport Hazard Area consists of the Operation Zone, Approach Zones, Turning Zone, and Transition Zone for the Tekamah Municipal Airport as described in this subsection.

2. Zone Descriptions:

a. Operation Zone: The Operation Zone is longitudinally on each runway.

(1) Length: The Operation Zone begins and ends two hundred (200) feet beyond the ends of each runway.

(2) Width: The Operation Zone shall be one thousand (1,000) feet in width, with the center being the centerline of the runway.

(3) Height Limit: The height limit of the Operation Zones shall be the same as the height of the finished grade of the runway or surface of the ground.

b. Approach Zones: The Approach Zones extend from the end of the Operation Zone, and are centered along the extended runway centerline.

(1) Length and Width: The Approach Zones for each runway shall extend fifty-two thousand eight hundred (52,800) feet beyond the end of each Operation Zone, measured along the extended runway centerline. The Approach Zone shall be one thousand (1,000) feet wide at the end nearest the runway and expand uniformly at the rate of thirty (30) feet in width for each one hundred (100) feet in length to the outer boundary of the Approach Zone.

(2) Height Limit: The height limit for an Approach Zone begins at the elevation of the runway end for which it is the approach and rises one foot vertically for every fifty feet horizontally (50:1), except that the height limit shall not exceed one hundred fifty (150) feet above the nearest existing or proposed runway end elevation within three (3) miles of the end of the operation zone, the height limit resumes sloping one foot vertically for every fifty feet horizontally (50:1) and continues to the ten (10) mile limit.

c. Transition Zone: The Transition Zone begins at the edges of the Operation Zone and the Approach Zones, and extends outward at right angles to the runway centerlines.

The height limit for the Transition Zone shall begin at the height of the outer limit of the adjacent zone, and shall extend outward, rising one (1) foot in height for every seven (7) feet in horizontal distance. The Transition Zone ends when it reaches a height of one hundred fifty (150) feet above the elevation of the Operation Zone.

- d. Turning Zone: The Turning Zone encompasses all of the area within a three (3) mile radius from the corners of the operational zone of each runway and connecting adjacent arcs with tangent lines, excluding any area within the Operation Zone, Approach Zone, or Transition Zone. The Turning Zone has a height limit of one hundred fifty (150) feet above the highest elevation on the existing or proposed runway.

C. HEIGHT RESTRICTIONS: No building, transmission line, pole, tower, chimney, wires, or other structure or appurtenance of any kind or character shall hereafter be erected, constructed, repaired, or established, nor shall any tree or other object of natural growth be allowed to grow above the height limits described in Subdivision 2 hereof.

D. LOCATION SKETCH AND OFFICIAL ZONING MAP: The boundaries of the Airport Hazard Protection District shall be indicated on the Official Zoning Map that accompanies and is hereby made a part of these regulations. A copy of the Official Zoning Map shall at all times be on file in the office of the Burt County Clerk.

E. PERMIT REQUIRED: It shall hereafter be unlawful to erect, construct, reconstruct, repair, or establish, any building, transmission line, pole, tower, chimney, wires, or any other structure or appurtenance within the Airport Hazard Area without first obtaining a zoning permit from the Zoning Administrator.

F. NON-CONFORMING STRUCTURES: Within the Airport Hazard Area, no non-conforming building, transmission line, pole, tower, chimney, wires, or other structure or appurtenance of any kind or character or object of natural growth shall hereafter be replaced, substantially reconstructed, repaired, altered, replanted, or allowed to grow to a height above the heights permitted by Subdivision 2 if such structures or objects of natural growth have been torn down, destroyed, have deteriorated or decayed to an extent of fifty (50) percent or more of their original condition, or abandoned for a period of twelve (12) months or more. Transmission lines shall be interpreted as all poles, wires, guys and all other equipment necessary for the operation and maintenance of same within the regulated zone.

G. MARKING OF NON-CONFORMING STRUCTURES: Whenever the Burt County Zoning and Planning Office determines that a specific structure or object in the Airport Hazard Area exceeds the height restrictions and existed prior to the promulgation of these regulations, the owner(s) and the lessor(s) of the premises on which the structure or object is located shall be notified in writing by the zoning and planning office. The owner(s) and lessor(s) shall, within reasonable time, permit the marking and lighting of the structure or object. The zoning and planning office shall specify the required marking and lighting, consistent with Chapter 3 of the Neb. Rev. Statutes entitled "Marking and Lighting of Structures". The cost of marking or lighting shall not be assessed against the owner or lessor of said premise.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN, that the Burt County Planning Commission will hold a public hearing on Monday, January 6th 2020 at the Burt County Courthouse at 6:30 pm. The public will be able to comment on the proposed changes to livestock feeding operations setback distances.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN, that a public hearing of the Burt County Board of Supervisors will be held on Friday, Dec. 27th 2019 at approximately 10:00 am. The public will be able to comment on the possible approval of a Conditional Use Permit for Bluestem Energy Solutions. Bluestem has applied to construct and operate a solar energy farm on property located approximately 6 miles North of Tekamah on the West side of Highway 75.

NOTICE IS HEREBY GIVEN, that the Burt County Planning Commission will hold a public hearing on Monday, January 6th 2020 at the Burt County Courthouse at 6:30 pm. The public will be able to comment on the proposed changes to livestock feeding operations setback distances.

NOTICE IS HEREBY GIVEN, that the Burt County Planning Commission will hold a public hearing on Monday January 6th, 2020 at the Burt County Courthouse at 6:30 pm. The public will be able to comment on the proposed changes to to livestock feeding operations setback distances.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN, that a public hearing of the Burt County Board of Supervisors will be held on Friday, Dec. 27th 2019 at approximately 10:00 am. The public will be able to comment on the possible approval of a Conditional Use Permit for Bluestem Energy Solutions. Bluestem has applied to construct and operate a solar energy farm on property located approximately 6 miles North of Tekamah on the West side of Highway 75.

NOTICE IS HEREBY GIVEN, that the Burt County Planning Commission will hold a public hearing on Monday, January 6th 2020 at the Burt County Courthouse at 6:30 pm. The public will be able to comment on the proposed changes to livestock feeding operations setback distances.

NOTICE IS HEREBY GIVEN, that a public hearing of the Burt County Board of Supervisors will be held on Friday, Dec. 27th 2019 at approximately 9:30 am. The public will be able to comment on the possible adoption of the updated version of the Burt County Comprehensive Plan.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN, that a public hearing of the Burt County Board of Supervisors will be held on Friday, Dec. 27th 2019 at approximately 10:00 am. The public will be able to comment on the possible approval of a Conditional Use Permit for Bluestem Energy Solutions. Bluestem has applied to construct and operate a solar energy farm on property located approximately 6 miles North of Tekamah on the West side of Highway 75.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN, that a public hearing of the Burt County Board of Supervisors will be held on Friday, Dec. 27th 2019 at approximately 10:15 am. The public will be able to comment on the possible adoption of the updated version of the Burt County Comprehensive Plan.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN, that a public hearing of the Burt County Board of Supervisors will be held on Friday, Dec. 27th 2019 at approximately 10:00 am. The public will be able to comment on the possible approval of a Conditional Use Permit for Bluestem Energy Solutions. Bluestem has applied to construct and operate a solar energy farm on property located approximately 6 miles North of Tekamah on the West side of Highway 75.

Notice of Public Hearing

NOTICE IS HEREBY GIVEN, that a public hearing of the Burt County Board of Supervisors will be held on Friday, Dec. 27th 2019 at approximately 10:00 am. The public will be able to comment on the possible approval of a Conditional Use Permit for Bluestem Energy Solutions. Bluestem has applied to construct and operate a solar energy farm on property located approximately 6 miles North of Tekamah on the West side of Highway 75.

Planning & Zoning Public Hearing and Meeting Minutes February 10th, 2020

Due to attendance numbers the meeting was relocated from the courthouse conference room to the 2nd floor Board Room.

Call to Order at approximately 7:00 pm.

Roll Call: Present were: Rodney Bromm, Wally Lydick, Clayton Olson, Tony Moseman, Scott Ronfeldt, Jay Hovendick and Charley Cull. Absent were: Roger Pond and Don Johnson.

Motion to accept Jan. meeting minutes by Charley, 2nd by Jay, unanimous vote.

Motion to close meeting by Jay 2nd by Scott, unanimous vote.

Motion to open public hearing by Clayton 2nd by Jay, unanimous vote.

Comments by Terry Cameron and Oma-Gro representative on Conditional Use Permit to spread sludge located @ 22-21-11. Robert Byrnes asked if sludge was checked for heavy metals, response was that it was.

Comments then taken on proposed wind turbine setbacks.

Speaker 1) Robert Byrnes requested 3 tiers of setbacks reliant upon the output of each wind turbine, up to 1 mile for the largest. Spoke about noise levels, harmonics/vibrations and a proposed blade disposal plan.

Speaker 2) Jennifer Dolezal sought longer setbacks (see attached letter)

Speaker 3) Mark Van Der Hart spoke against wind turbines. With an approximate rotor hub height of 440' and a blade diameter of approximately 413' the blade would take up 3.07 acres of airspace.

Speaker 4) Don Dyson against.

Speaker 5) Serena Byrnes against.

Speaker 6) Bill Price against, wanted 1-2 mile setbacks from residences.

Speaker 7) Sean Connealy against

Speaker 8) Graham Christensen presented studies supporting no ill health effects of wind turbines and also noted a PBS NOVA episode. (see attachment "Wind Energy in Nebraska"

Speaker 9) Matt Wanted to table the discussion for the Planning Commission to do more research on the effects on land values.

Speaker 10) Devin increase setbacks

Speaker 11) Paul Timm against, suggested 1 mile setbacks.

Speaker 13) Norman Frye wanted to know about revenue dispersal of increased taxes collected.

Discussion on adding regs to trenching/horizontal boring depths for utilities.

It is recommended that a minimum depth of 42" for all utilities (fiber optic, phone, gas lines etc.) installed in the utility easement areas not the roads right of way, with a locating wire. If a trenching method is used then a warning tape is to be buried 12" from the surface above the installed utility. A line of origin is to be provided by the contractor and this process is to be overseen by the County Roads Dept.

Motion to close public hearing by Tony 2nd by Clayton, unanimous vote.

Motion to open meeting by Charley 2nd by Jay, unanimous vote.

Motion to approve 3 C's Conditional Use Permit by Charley 2nd by Tony, unanimous vote.

Motion to approve wind turbine setbacks to 1500' by Tony.

Motion to amend tower height above 500' to ½ mile by Jay 2nd by Wally

Amendment vote For: Rodney Bromm, Wally Lydick, Tony Moseman, Scott Ronfeldt, and Jay Hovendick . Against: Clayton Olson and Charley Cull.

Motion to approve 1500' setbacks on towers 500' and below by Tony 2nd Wally.

Voting for: Rodney Bromm, Wally Lydick, Tony Moseman, Scott, Ronfeldt, and Jay Hovendick. Against: Clayton Olson and Charley Cull.

Planning & Zoning Public Meeting Minutes – July 13th, 2020

7:00 pm

Due to COVID-19 guidelines the meeting was held in the courtroom instead of the courthouse conference room.

Call to Order at approximately 7:00 pm.

Roll Call:

Present: Rodney Bromm, Don Johnson, Walter Lydick, Clayton Olson, Jay Hovendick, and Charley Cull

Absent: Tony Moseman, Roger Pond, and Scott Ronnfeldt

Motion to accept February meeting minutes by Charley Cull, 2nd by Jay Hovendick. By roll call to vote: Ayes- 6. Nays- 0. Motion passed.

The board members reviewed the proposed livestock regulation changes to ensure that the changes were typed correctly into the document. They also reviewed the document to ensure all word choice/verbiage was correct. Cull made it a point to say the regulations need to keep all measurements in “feet” so everything within the document is uniform. The livestock regulations should also only be referred to as Livestock Feed Operations (LFO) within the regulations, as pointed out by Cull. After discussing the matters above the board determined that the proposed changes have been typed into the document correctly.

Next, the board reviewed the solar & wind energy sections, that also had proposed changes. Cull raised a question in regard to non-use of these projects. Cull wanted to know if there needs to be a set amount of time that the project is not in use, before the County needs to contact the company that owns it to have them start a decommission plan. The idea for the length of time was either one year or 180 days.

Questions were raised, from the public, about the height of the tower and how it is measured. The blades of the turbine are included in tower height.

The board also reviewed the proposed depth that utilities must be buried, as discussed at a prior meeting. The board still agrees that 42” is a good proposed depth for the utilities.

Next, the board moved on to review the proposed solar and wind energy fees, as created by the Board of Supervisors, for their input.

Josie Oliver, the secretary, read off the proposed fees created by the Board of Supervisors.

Commercial use for solar and wind: \$10,000 for a conditional use permit and \$1,000 per unit.

Private use for solar and wind: \$350 for a conditional use permit or \$700 for the permit if they include a switch that would send excess power back to the public power grid for purchase by the power company.

Most members of the zoning board thought that \$350 for a conditional use permit is high for private use.

A member of the public present at the meeting thought the new fees proposed would be more beneficial to the community than the fee that is currently in place.

For the proposed fees for commercial wind energy, the board voted on \$10,000 for a conditional use permit and \$1,000 per unit upon motion by Lydick, seconded by Johnon. Roll call to vote: Ayes- 5. Nays- 1. Motion passed.

For the proposed fees for commercial solar energy, the board voted on \$5,000 for a conditional use permit and \$50 per kW upon motion by Cull, seconded by Hovendick. Roll call to vote: Ayes- 6. Nays- 0. Motion passed.

Dave Schold, from the public, asked if there should be a fee in place for the substations that may be built along with the energy projects.

The board thought that any fees associated with a substation would be covered in the conditional use permit fee.

Finally, the board discussed proposing a fee for new irrigation systems to help the assessor's office keep track of new irrigation systems going in. The board let the idea go, no recommendations and no motion passed.

Cull made a motion to adjourn the meeting, seconded by Lydick. Unanimous vote.

Meeting Adjourned at approximately 8:15 pm.

These minutes are not the official record and may be corrected. A copy of the approved official minutes is available to the public at the Planning & Zoning Office.

Planning & Zoning Public Meeting Minutes – September 14th, 2020

7:00 pm.

Meeting was held in the main floor meeting room of Burt County Courthouse.

Call to Order at approximately 7:00 pm.

Roll Call:

Present: Rodney Bromm, Jay Hovendick, Tony Moseman, Don Johnson, Walter Lydick, Scott Ronnfeldt and Roger Pond.

Absent: Charley Cull.

Present from the Public: John Hundahl and Trent Leichleiter from Pheasant Bonanza.

Motion to accept July meeting minutes by Scott Ronnfeldt, 2nd Tony Moseman. By roll call to vote: Ayes- 7. Nays- 0. Motion passed.

Motion made by Jay Hovendick, 2nd by Tony Moseman to close public meeting. Roll call to vote: Ayes –7. Nays –0. Motion Passed.

Motion made by Pond and 2nd by Hovendick to open public hearing. Roll call to vote: Ayes – 7. Nays – 0. Motion passed.

Chairman Bromm opened the public hearing scheduled for September 14th 2020. The public hearing is for Pheasant Bonanza to open Handgun, Rimfire and Rifle Ranges at 3097 County Road O Tekamah, NE 68061. The rifle range will be on the east line of section 15 in Silver Creek Township, running 500 yards North. Berms will be built on the end of the range.

Lydick made a motion seconded by Hovendick to close public hearing. All in favor, motion carried. In the regular meeting Moseman made a motion seconded by pond to approve a shooting range at Pheasant Bonanza. Roll call to vote: Ayes –7. Nays –0. Motion passed.

Discussions were had about Derek Welte and Dan Kahlandt who had applied for spreading chicken manure a wet product out of Sioux Center Iowa. They were not present at meeting. Needing more information about the product. The board decided to ask Mark Sutton our Andy Sholting to attend our next meeting.

Moseman made a motion to adjourn the meeting, seconded by Lydick. Unanimous vote.

Meeting Adjourned at approximately 8:15 pm.

Submitted by: Wally Lydick

Typed up by: Jeannette Blanc

These minutes are not the official record and may be corrected. A copy of the approved official minutes is available to the public at the Planning & Zoning Office.

Burt County Planning Commission

December 7th 2020 7:00pm

Meeting and Public Hearing

~~Agenda~~ Minutes

The meeting was Called to Order at 7:30pm. The Role was called by Andrew Donawa. Rodney Bromm **Absent**, Charley Cull **Present**, Jay Hovendick **Absent**, Don Johnson **Present**, Wally Lydick **Present**, Tony Moseman **Absent**, Clayton Olsen Present, Roger Pond **Absent**, Scott Ronnfeldt **Present**.

Motion to Approve Minutes from September 14th, 2020 meeting made by Charley 2nd by Don.

Roll call 5 ayes 0 nays-

Motion passed Motion to close the regular meeting and open the Public Hearing made by Clayton 2nd by Don at 7:03pm. Roll call 5 ayes 0 nays

The Public Hearing was for the Pheasant Bonanza CUP. The East Rang will be closed unless The Range officer is at the range. Trent also explained how that the East gun range will shoot from the North to the South.

Motion to close the public hearing and return to the regular meeting made by Clayton 2nd by Don at 7:21pm. Roll call 5 ayes 0 nays

Talked about a letter from DVORAK Law Group, LLC asking if a permit was needed to install a temporary solar monitor. Clayton asked where it would be placed in the county. Donawa said that he would fallow up and let the Planning Commission know.

Motion to adjourn made by Clayton 2nd by Scott at 7:42pm