

Burt County Planning Commission
July 10th, 2023 6:30pm
Meeting

Minutes

Visitors signing in: Mark Van Der Hart, Dorcas Van Der Hart, Terry Cameron, and Wayne Beal

Notices of the meeting was given in advance thereof by Publication in the Oakland Independent, Burt County website 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 **Absent**, Jay Hovendick **Absent**, Don Johnson **Absent**, 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 March 20, 2023 were received and reviewed.

With no changes being made, Lydick made a motion to approve the minutes from the March 20th, 2023 meeting 2nd by Ronnfeldt.

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

Minutes were signed by Chairman Bromm and Administrator Chytka.

At 6:32 Bromm Opened the Public Hearing for the Conditional Use Permit for 3 C's Inc to apply sludge from Omaha in section 36, township 21, range 11- Arizona Township.

Terry Cameron introduced Wayne Beal from the City of Omaha Public Works Department. Terry said that he has been applying this product in various locations since 1987. He advised that City of Omaha is on location when they are applying to make sure it is done correctly.

Having no more comments Bromm Closed the Public Hearing at 6:35.

Ronnfeldt made a motion to approve the Conditional Use Permit for 3 C's to apply sludge from Omaha in section 36, township 21, range 11- Arizona Township 2nd by Weitzenkamp. Roll call vote Ayes- Bromm, Lydick, Olsen, Weitzenkamp and Ronnfeldt Nays- none. Absent- Cull, Hovendick, Johnson, and Pond.

This Conditional use permit is good for 5 years.

New Business: Mark Van Der Hart -Chairman of the Tekamah Airport Joint Zoning Board Mark provided a packet to the Commission members. It included the Economic Impact of General Aviation Airports, Airport Zoning Map, page 12 of their zoning regulations that states Non-Permitted Structures. Within the Close Turning Zones and the Close Approach Zones, no

solar collector, solar farm or array (except private), or wind tower, wind farm, or electrical wind generation array (except private) shall be permitted. The packet also included a map of Invenenergy Solar Project Area from April 2023. Mark would like us to work closely with the Airport Joint Zoning Board in keeping with their regulations. The airport is an asset to this community and hopes we can all work together.

Old Business: Administrator Chytka reported that Planning Commission meeting minutes are now on the website.

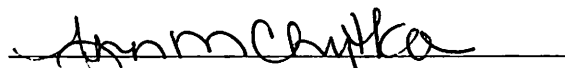
Reports-March, April, May, and June 2023 Zoning Permit Report were handed out to Commission members.

Correspondence- None

Next meeting: Is to be determined.

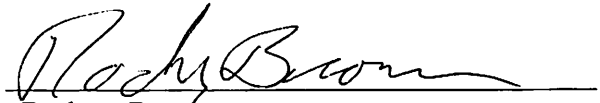
The Conditional Use Permit for 3 C's will go before the Board of Supervisors on July 28th, 2023 at 9:30 A.M.

Being no additional business Lydick made a motion to adjourn at 7:12pm 2nd by Ronnfeldt



Ann M. Chytka

Burt County Planning and Zoning Administrator



Rodney Bronn

Burt County Planning and Zoning Chairman

Burt County Planning Commission
August 7th, 2023 6:30pm
Meeting /Public Hearing

Minutes

Visitors signing in: Mike Sassen (Ron Carson Rep), Jake McAllister, Tim McAllister

Notices of the meeting was given in advance thereof by Publication in the Oakland Independent, Burt County website and on the 1st 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 **Present**, 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 March 20, 2023 were received and reviewed.

With no changes being made, Clayton made a motion to approve the minutes from the July 10th, 2023 meeting 2nd by Charley.

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

Minutes were signed by Chairman Bromm and Administrator Chytka.

At 6:33 Bromm Opened the Public Hearing for the Conditional Use Permit Ron Carson to have a private camp ground in section 32, township 22, range 10- Silver Creek Township.

Mike Sassen spoke to the committee about the 12 tents that Ron would like to put in the northeast section of his property. This will be used as a retreat a couple of times a year.

Tim McAllister was concerned with how close the proposed project would be to his property. He is located to the north of the property.

Having no more comments Bromm Closed the Public Hearing at 6:57.

Charley made a motion to approve the Conditional Use Permit for Ron Carson to have a private camp ground in section 32, township 22, range 10- Silver Creek Township. With a limit of 12 tents. 2nd by Jay

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

New Business: None

Old Business: None

Reports-July 2023 Zoning Permit Report were handed out to Commission members.

Correspondence- None

Next meeting: Is to be determined.

The Conditional Use Permit for Ron Carson will go before the Board of Supervisors on August 9th, 2023 at 9:30 A.M.

Being no additional business Charley made a motion to adjourn at 7:16 pm 2nd by Scott



Ann M. Chytka

Burt County Planning and Zoning Administrator



Rodney Bromm

Burt County Planning and Zoning Chairman

These minutes are not the official record and may be corrected. A copy of the approved official minutes will be available to the public at the Planning and Zoning Administrator's Office once they approved by the Planning and Zoning Commission.

Burt County Planning Commission
November 6th, 2023 6:30pm
Meeting /Public Hearing

Minutes

Visitors signing in: Mandy Buhenblust, Joon Park with RWE Clean Energy, Sue Hansen with RWE Clean Energy.

Notices of the meeting was given in advance thereof by Publication in the Oakland Independent, Burt County website and on the 1st 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 **Present**, Don Johnson **Absent**, Wally Lydick **Absent**, Tyler Weitzenkamp **Present**, Clayton Olsen **Present**, Roger Pond **Present**, Scott Ronnfeldt **Absent**

Quorum present **yes**.

It was noted where the Open Meetings Act was located.

Bromm stated that the minutes from August 7, 2023 were received and reviewed.

With no changes being made, Charley made a motion to approve the minutes from the August 7th, 2023 meeting 2nd by Jay.

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

Minutes were signed by Chairman Bromm and Administrator Chytka.

At 6:34 Bromm Opened the Public Hearing for the Conditional Use Permit for RWE Clean Energy, LLC to place Meteorological Tower to be place in Section 7 Township 22 Range 10E in Silvercreek Township (PID 432402800)

During the public meeting questions asked were asked- How tall with the tower be? answer 196' The time line that this tower will be in service? Answer less than 3 years.

This tower was previously used in Burt County back in 2011.

There was one email received that was read:

To the Zoning Board,

We are against the installation of meteorological towers in Burt County. Please consider implementing sticter setbacks, as this is a ploy to allow wind turbines to enter Burt County in which we are not in favor of.

Sean & Kim Connealy

Having no more comments Bromm Closed the Public Hearing at 6:47.

Roger made a motion to approve the Conditional Use Permit for RWE Clean Energy, LLC to place Meteorological Tower to be place in Section 7 Township 22 Range 10E in Silvercreek Township (PID 432402800) as written 2nd by Charley

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

At 6:58 Bromm Opened the Public Hearing for the Conditional Use Permit for Troy Glup to place a sign in Section 22 Township 21 Range 10 in Summit Township (PID 434604500)

During the public meeting questions asked were asked: How tall with the sign be? Answer: The bottom of the sign will be at 16 feet and the top will be at 20 feet. The sign itself will be 4x8 feet a total of 32 square feet.

Having no more comments Bromm Closed the Public Hearing at 7:01.

Charley made a motion to approve the Conditional Use Permit for Troy Glup to place a sign in Section 22 Township 21 Range 10 in Summit Township (PID 434604500) as written 2nd by Jay

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

New Business:

When is a zoning permit needed Section 7.02:

A zoning permit is needed when the footprint of the land is being changed. A portable building does not need zoning permit. Burt County does not have a building inspector therefore we are not issuing building permits.

Manure Application- Number 23 from public hearing January 11 2021. Number 24 was removed which stated "The application of livestock manure in Burt County by operations located outside the county shall require a conditional use permit." AND make changes to #23 to remove two words "inside or"; "The spreading, stockpiling, or composting of dead livestock, sludge, by-products from manufacturing or any processing plant, and/or paunch manure on agricultural land by municipalities or operations ~~inside or~~ outside of the County."

After discussion the above is correct the application of livestock manure in Burt County was removed and no conditional use permit is needed.

If we start getting complaints about this, we may review the topic again.

Old Business: None

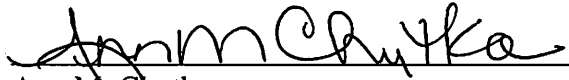
Reports-August, September, and October 2023 Zoning Permit Report were handed out and reviewed with Commission members.

Correspondence- None

Next meeting: Is to be determined.

The Conditional Use Permits from tonight will go before the Board of Supervisors on November 8th 2023 at 9:15 A.M.

Being no additional business Charley made a motion to adjourn at 7:20 pm 2nd by Tyler



Ann M. Chytka

Burt County Planning and Zoning Administrator



Rodney Brømm

Burt County Planning and Zoning Chairman

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