

Burt County Planning Commission
April 7th, 2024⁵ at 6:30pm
Meeting/Public Hearing

Minutes

Visitors signing in: Beverly J Lydick, Wally Lydick, Lindsay Mouw, Mary Burkett, Alex Chandler, Cale Giese, Dustin Marvel, and Michael Degan

Notices of the meeting was given in advance thereof by publication in the Lyons Mirror Sun March 20, 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 **Absent**, Jay Hovendick **Present**, Don Johnson **Present**, Jill Spenner **Present**, 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 March 3rd, 2025 meeting were received and reviewed.

Carlson made a motion to approve the Minutes from March 3rd, 2025 meeting with a note that there was an objection regarding the procedure used for the meeting of 3/3/2025 2nd by Ronnfeldt.

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

Minutes were signed by Chairman Bromm and Administrator Chytka.

Public Hearings:

At 6:34 Bromm opened the public hearing for review and to take action on the following amendments and changes to Section 6.15 Solar Energy Conversion Systems:

Setbacks from Roads and non-participating landowners

Sale of facility to tax exempt entity

Discuss total acres of solar in Burt County. (Max acres)

Review Bond Requirement

1. Delete M. Certificate of Deposit section

Add retention of an expert

Fix typos and change the word Commission to Board of Supervisors throughout the section

There were 6 people that spoke during the Public Hearing-

Each of the above had 2 minutes to speak.

Public Hearing closed at 6:41 and went back into regular meeting.

The Commission discussed Setbacks from Roads and non-participating landowners. As it is now the setbacks would fall back to what is currently in place 83' from center of the road and then rear yard 25' side 15' for A-1 zoning. This was previously discussed and Weitzenkamp made a motion for the solar panels be 83' from the property line or 200' from the exterior wall of a residence whichever is greater. The residence would be able to sign a waiver 2nd by Hovendick.

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

Bromm discussed Sale of facility to tax exempt entity, he stated that he thinks that this could be done at the time of the Conditional Use Permit. They discussed different wording and Spenner made the motion to remove what was recommended for Sale of Facility and replace it with the Nameplate Capacity Tax will be addressed in the Conditional Use Permit to ensure its collection throughout the life of the project. 2nd by Pond.

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

The Commission discussed total acres of solar in Burt County and they did not feel there should be a limit and that this could be handled during the Conditional Use Permit process.

No motion was needed since nothing was being added.

The Commission discussed the Bond Requirement and Ronnfeldt made a motion to delete section Certificate of Deposit Section under Section 6.15 2nd by Hovendick.

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

Bromm then discussed that typos needed to be corrected and the word "commission" needs to be replaced with Board of Supervisors.

Pond made a motion to fix typos and replace commission with Board of Supervisors 2nd by Ronnfeldt.

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

Bromm continued with Retention of Expert which is the same as what is in the Wind section be added to Section 6.15 C. Solar Facilities (Solar Farm) there was discussion and Weitzenkamp made a motion to remove Planning Commission and add Supervisors add Retention of an Expert to Section 6.15 C. Solar Facilities (Solar Farm) 2nd by Pond.

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

E. Retention of an Expert

- 1) The County Board of Supervisors may hire an engineer and/or expert to oversee

all aspects of the project including, but not limited to, conditional use permit application, roads, application requirements, electrical, and any other process that occurs during preconstruction, construction, decommissioning, and reclamation. The applicant shall reimburse Burt County for the actual costs of such engineer and/or expert used during any of the phases of planning, development, decommissioning, and reclamation.

- 2) The total amount of the costs to be reimbursed to Burt County for engineer or expert services may vary with the scope and complexity of the project, the completeness of the application, and other information as may be needed to complete the necessary review and analysis.
- 3) Burt County Engineer, County Attorney, and the Planning and Zoning Administration shall have the discretion to determine when an application is deemed complete and sufficient administrative review has been conducted before scheduling of a public hearing before the Planning Commission.
- 4) Said cost shall be reimbursed within 30 days of billing.

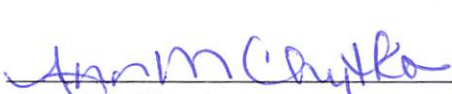
Reports from Administrator: nothing to report at this time.


Correspondence: None

Next meeting will be held: TBD- The above public hearing will go before the Board of Supervisors on April 9th, 2025 at 9:00 am.

Public Comments: Alex Chandler said thank you to the planning Commission for putting the work into this.

Adjournment: Being no additional business Ronnfeldt made a motion to adjourn at 7:11 pm 2nd by Spenner


Ann M. Chytka
Burt County Planning and Zoning Administrator


~~Rodney Bromm~~ Scott Ronnfeldt
Burt County Planning and Zoning Chairman
vice