

Burt County Planning Commission
September 8th, 2025 at 6:00pm
Meeting/Public Hearing

Minutes

Visitors signing in: Lori Riechen, Shelly Bacon, Mark VanDerHart, Dorcas VanDerHart, Jim Newill, Gerald Newill, Jay Johnson, Paul Richards, Ted Connealy, Mike M?, Jeff Kutchera, Robert Chatt, Steve Bowland, Kerb Lydick, Travis Harrison, Suzanne Hardy, John Hardy, Kerrie Anderson, Robert Anderson, Erin Kricher, Lauren Killam, Walter K? Carl Lorenzen, Michele Quick, Barry Major, W. Lydick, S?, Phyllis Trumble, C. S. Chatt, Scott Olson, Janis Connealy, Greg Smith, Bill Price, Racel Thomison, Linda DiGiacomo, Tim Gregerson, Garret Gregerson, Jon Dockhorn, Quinton Connealy, Mike Degan, Randy Olson, Nick Broderson, Terry Cameron, M? and, David Begley

Notices of the meeting/public hearing was given in advance thereof by publication in the Burt County Independent August 21st,2025 edition, on the Burt County Webpage, and on the 1st floor bulletin board within the courthouse.

The meeting was Called to Order at 6:02 P.M. by Chairman Rodney Bromm in the courtroom.

Roll Call was taken by Ann Chytka as follows: Rodney Bromm **Present**, Charley Cull **Present**, Jay Hovendick **Present**, Don Johnson **Present**, Jill Spenner **Present**, Tyler Weitzenkamp **Present**, Dean Carlson **Absent**, 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 June 9th, 2025 meeting were received and reviewed.

Cull made a motion to approve the Minutes from June 9th, 2025 meeting 2nd by Pond.

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

Minutes were signed by Chairman Bromm and Administrator Chytka.

Alex Chandler with Invenergy gave a presentation about the Beeline Solar Project.

James Scott with Capital Airspace Group talked about airspace and the report that is with the application.

Public Hearings:

At 6:34 Bromm opened the Public Hearing for Conditional Use Permit for Beeline Solar Energy LLC, an affiliate of Invenergy Solar Project Development LLC to place a solar facility in the following Sections. Sections 28,29,32 and 33 Township 21 Range 11E and Sections 3,4,5,8,9,10, and 15 Township 20 Range 11E.

There were ten (10) people signed up to speak and only nine (9) spoke. They were given 3 minutes to speak.

In Favor- Evelyn McKnight, Rusty Hike for MJack Farms, Bev Lydick, and Cindy Chatt

Oppose- Mark VanDerHart, Gregg Smith, Bill Price, David Begly

Neutral- James Scott

Having no other public comments the public hearing was closed at 6:54.

New Business: Returned to public meeting at 6:54 there was some discussion then Cull made a motion to approve the CUP for Beeline Solar Energy LLC, an affiliate of Invenergy Solar Project Development LLC to place a solar facility in the following Sections. Sections 28,29,32 and 33 Township 21 Range 11E and Sections 3,4,5,8,9,10, and 15 Township 20 Range 11E, with the following conditions:

1. In Exhibit P (see Preliminary Decommissioning Plan page 9) the Decommissioning Bond increased to Twenty-five Million Dollars (\$25,000,000.00) from Eleven Million Five Hundred Thousand Dollars (\$11,500,000.00)
2. In Exhibit N (see Draft Roads Agreement page 8), the liability insurance needs to be raised from Three Million Dollars (\$3,000,000.00) to Fifteen Million Dollars (\$15,000,000.00)
3. Beeline must obtain a permit from the City of Tekamah and Tekamah Airport Zoning Board 2nd by Pond. After more discussion

Roll call vote Ayes- Bromm, Cull, Hovendick, Johnson, Pond, Ronnfeldt, and Weitzenkamp

Nays- Spenner, Absent- Carlson

Old Business: None

Reports from Administrator: Administrator Chytka advised that the Board of Supervisors would be reappointing on September 10th, 2025 meeting.

Monthly Zoning Reports for June, July, and August were reviewed.

Correspondence: Letters from Airport Zoning Board, Tricia Darnell, Evelyn & Thomas McKnight.

Next meeting will be held: TBD- The Board of Supervisor's public hearing/meeting for the Conditional Use Permit for Beeline will be Friday September 26th, 2025 at 9:30 am.

Public Comments: None

Adjournment: Being no additional business Cull made a motion to adjourn at 7:51 pm 2nd by Spenner



Ann M. Chytka

Burt County Planning and Zoning Administrator



Rodney Bromm

Burt County Planning and Zoning Chairman