

MINUTES OF THE
KEARNEY COUNTY PLANNING COMMISSION
January 8th, 2018

A meeting of the Kearney County Planning Commission was called to order by Chairman John Kuehn in the Assembly room of the Courthouse in Minden, Nebraska Kearney County at 7:32 pm on January 8th, 2018.

All proceedings hereafter shown were taken while the meeting was open to the attendance of the public and in accordance of the Open Meeting Act.

Roll Call:

Members Present: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

Also present: Kearney County Zoning Administrator Joseph Anderson and Kearney County Attorney Melodie Bellamy

Chairman John Kuehn asked if everyone had a chance to look over the minutes from the last meeting on June 12th, 2017. After reviewing minutes Patty Lundeen made a motion to approve the minutes seconded by Dawn Thompson.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

Chairman John Kuehn asked for a motion to go into public hearing for Application for Special Use Permit by Leslie and Susanna Smith. Jody Casper made a motion to open public hearing at 7:34 pm. Seconded by Patty Lundeen.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

Randy Fair Attorney for applicant opened the meeting and explained the project and what they are wanting to do. Leslie and Susanna Smith had been contacted by Innovative Solar Systems about building a large scale solar panel farm but the size of the project is not set yet. And since Kearney County does not have regulations pertaining to solar power they are wanting to make sure that it would be allowed before Innovative Solar Systems would proceed with the project.

- Matt Cederburg asked if there was more information about the concept and layout of the project so he would be able to have a better idea on how it might affect his property.
- Dean Marsh stated that there are a number of other solar farms in Nebraska and that there needs to be some more research done on how this farm would affect the residence in Kearney County and how it would affect the land with that land being very sandy soil the possibility of a blowout is possible if the soil is not covered or something done to stabilize the ground.
- Ross Bruning asked what this ground is currently zoned and if it would have to be rezoned.
- Joseph Anderson Responded to Ross and stated that this land is currently zoned RC and would not have to be rezoned but a special use permit would be needed first.
- Jake Olsen asked how long of lease would this be.

- Randy Fair responded and stated that no lease has been signed yet but thinks a typical lease is between 20 and 40 years.
- Randy Fair explained that they are just wanting to get the process started and that they realize that this is a project that does not happen overnight. But they have to start somewhere.
- Patty Lundeen spoke to Randy Fair and the other members of the audience and stated that the Joint Planning Commission will need to have more information in order to be able to make an informed decision on how this would affect Kearney County and surrounding land owners.
- John Kuehn stated that he feels that Kearney County should look at some other county regulations and possibly adopt some in Kearney County.
- Randy Fair asked the board what some of the information that they would need from him or the applicant that would be needed.
- Matt Cederburg asked if the board could have a concept drawing before the board would make a decision.
- David Heun talked about the solar farm in Kearney and stated that they would be good to contact to see what all was needed before that farm was built.
- Matt Cederburg asked if there would be any way to know how this solar farm would have any economic impact on Kearney County and surrounding property.
- Ross Bruining stated that he felt the board needed more information before the board could make a good decision.
- Kearney County Attorney explained to the board some of their options and what the process would be for those options.

Chairman John Kuehn asked if there was anyone else from the public that would like to comment. With no other comments John Kuehn asked for a motion to close the public hearing. Malcom Dornhoff made a motion to close public hearing at 8:17 pm seconded by Patty Lundeen

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

After discussion Malcom Dornhoff made a motion to Table the application for Special Use Permit until more information and regulations could be reviewed seconded by Dawn Thompson,

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

The Kearney County Joint Planning Commission asked Joseph Anderson and Melodie Bellamy if they could review some regulations from other counties and present some to the board at the next meeting. And then the board could discuss these regulations and see if they needed to try and adopt some for solar farms.

Patty Lundeen made a motion to adjourn at 8:30 pm seconded by Dawn Thompson.

Aye: John Kuehn, Patty Lundeen, Jody Casper, Malcom Dornhoff, Dawn Thompson

Nay: NONE

Members Absent: Scott Torske, Tom Anderson, Terry Buettner, Boyd Jacobsen

