

HOLT COUNTY PLANNING AND ZONING COMMISSION

SPECIAL PUBLIC HEARING AGENDA

JULY 10, 2023 AT 7:00 PM

LOCATION: HOLT COUNTY ANNEX

128 NORTH 6TH STREET

O'NEILL, NEBRASKA 68763

AGENDA

1. CALL TO ORDER
2. INTRODUCTION OF ZONING BOARD
3. DISCUSSION ON ADDING RESOLUTION 2021-32 OPPOSING PERPETUAL LAND AND WATER CONSERVATION EASEMENTS
4. PUBLIC COMMENT
5. ADJOURN

MINUTES

A special public hearing of the Holt County Planning and Zoning Commission was held at 7:00 o'clock p.m. on Monday, July 10, 2023, at the Holt Count Annex. Present were commission members: Grace Coleman; Mary Kaczor; Dan Grass; John Krysl; Keith May; Kevin Dekay; Marv Fritz. Absent were commission members: Frank Heying; Rod Heiss. Notice of this meeting was given in advance by posting in three publications and posted in Holt County Clerk's office. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Agenda Item 1. The meeting was called to order at 7:30 pm, 30 minutes late due to insufficient documents available for the commission members.

Agenda Item 2. Role was taken.

Agenda Item 3. Discussion on adding resolution 2021-32 to the Holt County Comprehensive Plan. Brett Kelly discussed land ownership, land and water conservation easements, and the events leading up to Resolution 2021-32.

Agenda Item 4. There were no public comments.

Agenda Item 5. Motion to Adjourn was made by Coleman, second by Kaczor. Ayes: Coleman, Kaczor, Grass, Krysl, May, Dekay, Fritz. Nays: None. Meeting adjourned at 7:44 pm. Motioned carried.

Roy Swenson

Administrator Holt County Planning and Zoning Commission

HOLT COUNTY PLANNING AND ZONING COMMISSION

SPECIAL PUBLIC HEARING AGENDA

JULY 10, 2023 AT 7:10 PM

LOCATION: HOLT COUNTY ANNEX

128 NORTH 6TH STREET

O'NEILL, NEBRASKA 68763

AGENDA

1. CALL TO ORDER
2. INTRODUCTION OF ZONING BOARD
3. PROPOSAL ADDING GUIDELINES PERTAINING TO THE CONSTRUCTION AND OPERATION OF SOLAR ENERGY CONVERSION SYSTEMS.
4. PUBLIC COMMENT
5. ADJOURN

MINUTES

A special public hearing of the Holt County Planning and Zoning Commission was held at 7:10 o'clock p.m. on Monday, July 10, 2023, at the Holt Count Annex. Present were commission members: Grace Coleman; Mary Kaczor; Dan Grass; John Krysl; Keith May; Kevin Dekay; Marv Fritz. Absent were commission members: Frank Heying; Rod Heiss. Notice of this meeting was given in advance by posting in three publications and posted in Holt County Clerk's office. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Agenda Item 1. The meeting was called to order at 7:42 pm, 32 minutes late due to earlier public hearing.

Agenda Item 2. Role was taken.

Agenda Item 3. Keith Marvin of Marvin Planning Consultants was scheduled to discuss changes made to Solar Energy regulations but was unable to attend due to weather issues.

Agenda Item 4. Cale Giese 110 Blaine Wayne, NE, provided commentary on Holt County's Commercial Solar Energy Drafted Zoning Regulations. The group Cale is associated with, The Center for Infrastructure & Economic Development, a non-profit organization, has provided input and advice regarding Holt County's proposed solar regulations and offered comments for consideration. Topics reviewed by Cale: Noise, Glint/Glare, Hazardous Waste Disposal, Setbacks, Decommissioning, and Removal.

Carly Haughtling 1644 Willow Glenn Denver, CO, spoke regarding the negative effects a ½ mile setback would have on solar installations.

Leon Thompson 508 N Williams St Atkinson, NE, discussed the solar farm operation in Atkinson and how possible changes to regulations would affect expanded operations in Atkinson. The board advised Mr. Thompson to contact the City of Atkinson account the solar farm is located within the city's jurisdiction.

Agenda Item 5. Motion to Adjourn was made by Coleman, second by Kaczor. Ayes: Coleman, Kaczor, Grass, Krysl, May, Dekay, Fritz. Naves: None. Meeting adjourned at 8:00 pm. Motioned carried.

Roy Swenson

Administrator Holt County Planning and Zoning Commission

HOLT COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

JULY 10, 2023 AT 7:30 PM

LOCATION: HOLT COUNTY ANNEX

128 NORTH 6TH STREET

O'NEILL, NEBRASKA 68763

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES OF REGULAR MEETING JUNE 5, 2023
- 5 COMMUNICATIONS FROM PUBLIC
- 6 OLD BUSINESS
- 7 NEW BUSINESS
 - A. ACTION ON RESOLUTION 2021-32 TO ADD TO THE HOLT COUNTY COMPREHENSIVE PLAN.
 - B. DISCUSSION ON SOLAR ENERGY CONVERSION SYSTEMS. MAKE RECOMMENDATION TO SUPERVISORS
 - C. KEITH MARVIN-MARVIN PLANNING CONSULTANTS
 - D. BEN FULLER. CONDITIONAL USE PERMIT FOR SCS CARBON TRANSPORT LLC
- 8 ADJOURN

MINUTES

A regular meeting of the Holt County Planning and Zoning Commission was held at 7:30 o'clock p.m. on Monday, July 10, 2023, at the Holt Count Annex. Present were commission members: Grace Coleman; Mary Kaczor; Dan Grass; John Krysl; Keith May; Kevin Dekay; Marv Fritz. Absent were commission members: Frank Heying; Rod Heiss. Notice of this meeting was given in advance by posting in three publications and posted in Holt County Clerk's office. All proceedings hereafter shown were taken while the convened meeting was open to the public.

AGENDA ITEM 1 Meeting was called to order at 8:00 pm, 30 minutes late due to earlier public hearings.

AGENDA ITEM 2 Present were commission members: Grace Coleman; Mary Kaczor; Dan Grass; John Krysl; Keith May; Kevin Dekay; Marv Fritz. Absent were commission members: Frank Heying; Rod Heiss.

AGENDA ITEM 3 Approval of June 5, 2023 meeting minutes was tabled to the next meeting to allow for review of minutes. Motion to table approval of minutes of June 5, 2023 meeting was made by Coleman, second by Fritz. Ayes: Coleman, Kaczor, Grass, Krysl, May, Dekay, Fritz. Nays: None. Motioned carried.

AGENDA ITEM 5 Diana Steskal 707 East 2nd Street Stuart, NE asked the commission to allow various organizations at the federal and state level time to investigate pipeline safety and modify or develop rules and requirements pertaining to pipeline construction, operations, and safety.

Dr. Robert Randall 87399 479 Road Atkinson, NE spoke of his concern for pipeline safety. Dr. Randall had spoken to first responders that were involved with CO2 pipeline explosion at Satartia, Mississippi. Dr Randall asked that Emergency responders be provided training and equipment to deal with possible pipeline emergency events as well as the effect these events would have on people and animals.

Drew Foster, Emmett, NE spoke to the commission regarding creating and implementing pipeline regulations and the validity of the carbon capture pipeline.

AGENDA ITEM 6 No old business.

AGENDA ITEM 7

A. Motion to approve adding resolution 2021-32 to the Holt County Comprehensive Plan was made by Coleman, second by Kaczor. Ayes: Coleman, Kaczor, Grass, Krysl, May, Dekay. Nays: Fritz. Approved 8:34 pm. Motioned carried.

- B. Motion to table this item to next meeting made by Krysl, second by Grass. Ayes: Coleman, Kaczor, Grass, Krysl, May, Dekay. Fritz Naves:. Approved 8:34 pm. Motioned carried.
- C. Keith Marvin was not in attendance.
- D. Ben Fuller 3207 South 12th Street Lot 17 Norfolk, NE. Company Overview presentation was made by Brent Niese. The presentation described the capture, transport, and storage of CO2, enhancing the long term viability of ethanol and agriculture, project location and partner facilities, impact on agriculture, low carbon fuel markets, environmental impact, capture, transport, and storage safety, routes and miles of anticipated CO2 pipelines in Nebraska.

AGENDA ITEM 8 Motion to Adjourn was made by Krysl, second by Dekay. Ayes: Coleman, Kaczor, Grass, Krysl, May, Dekay, Fritz. Naves: None. Meeting adjourned at 9:42 pm. Motioned carried.

Roy Swenson

Administrator Holt County Planning and Zoning Commission