

**Holt County Planning and Zoning Commission**

**Public Hearing/Regular Meeting Agenda**

**October 12<sup>th</sup>, 2023 - 7:00 PM**

**Holt County Annex meeting room**

**128 North 6<sup>th</sup> Street**

**O'Neill, NE 68763**

**Public Hearing on Solar regulations for Holt County Comprehensive Zoning Plan**

1. Open public hearing
2. Public comment
3. Close Public hearing

**Regular Meeting**

1. Statement of Advertisement and Open Meeting Law Posting
2. Call Meeting to Order
3. Roll Call
  - a. Add new member of commission.
4. Approve the agenda.
5. Approve the minutes of the September 7, 2023, regular meeting.
6. Public Comment

**Old Business:**

1. Set for Public Hearing Randall & Tara North Conservation easement.
2. Comprehensive Plan Solar language
  - a. Restate setback related to residences.
    - i. Approve previous change to 500 ft radius tree barrier from any residence adjacent to a solar project. Allow waiver provision from developer and residence owner.
  - b. Requirements to include in language.
    - i. Glare
    - ii. Noise
    - iii. Hazard waste disposal
    - iv. Time frame for clean up after decommissioning.
3. Other proposed changes in the solar regulations.
4. Approve solar language into the comprehensive plan with changes in section 1,2, and 3 above.
5. Grace Coleman Items
  - a. Eminent Domain Resolution
  - b. Conservation Easement information

**New Business:**

1. Request a draft of what Marvin Associates have prepared for the Comprehensive plan to date.

- a. We have paid them about \$18,000 to date and no one seems to have any hard copy of anything. Total bill was supposed to be \$37,000. Completion date was tentatively September 2023.
2. Status of the overlay district legal issues
3. Update on Fall NPNZ Conference. Zoom meeting on October 13<sup>th</sup> 8:30 AM to 4:30 PM. Recording will be made available to commission members who cannot be on the call.
  - a. Planning Fundamentals
  - b. Findings of Fact
  - c. CSA's
  - d. New Issues in Planning and Zoning
  - e. Tax Increment Financing
  - f. Housing Issues in Nebraska
7. Discuss filling the Board of Adjustment.
  - a. One member of the planning commission.
  - b. One member within the county.
  - c. One alternate member.
8. Next Meeting /Public Hearing Date
  - a. Town halls
    - i. November 9<sup>th</sup>
    - ii. December 7<sup>th</sup>
9. Next regular meeting
10. Adjourn