

Sioux County Planning Commission

Harrison, Nebraska

Minutes of the Meeting of February 26, 2025

A meeting of the Sioux County Planning Commission was held on February 26, 2025 at the Sioux County Courthouse at 4:15 p.m. Board members present were Cynthia Kaan, Jim Phipps, Jebb Ginkens, Jim Skavdahl. Also attending the meeting was Michelle Zimmerman, Zoning Administrator.

Recorded exemption #2025-1 submitted by Kevin Miller to split 54.35 acres from an existing parcel of 234.4 acres in Section 33, Township 31, Range 53 was reviewed. Upon a motion by Ginkens, seconded by Phipps, the exemption was approved. On roll call vote, Phipps, yes; Ginkens, yes; Kaan, yes; J. Skavdahl, yes. Motion carried.

Recorded exemption #2025-2 submitted by Ehrlich Farm, Co. expand a previously approved split from 1.92 acres to 7.80 acres in Section 34, Township 24, Range 57 was reviewed. Upon a motion by Ginkens, seconded by Phipps, the exemption was approved. On roll call vote, Phipps, yes; Ginkens, yes; Kaan, yes; J. Skavdahl, yes. Motion carried.

Recorded exemption #2025-3 submitted by Gary M. Scott to split 7.55 acres from an existing parcel of 75.40 acres in Section 27, Township 24, Range 58 was reviewed. Upon a motion by Ginkens, seconded by Phipps, the exemption was approved. On roll call vote, Phipps, yes; Ginkens, yes; Kaan, yes; J. Skavdahl, yes. Motion carried.

Recorded exemption #2025-4 submitted by Jason Willmschen to split approximately 3 acres from an existing parcel of 4.95 acres in Section 35, Township 24, Range 58 was reviewed. Upon a motion by Ginkens, seconded by Phipps, the exemption was approved. On roll call vote, Phipps, yes; Ginkens, yes; Kaan, yes; J. Skavdahl, yes. Motion carried.

There being no further business before the Board the meeting was adjourned at 4:20 p.m.

Michelle J. Zimmerman, Zoning Administrator

Sioux County Planning Commission

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Minutes of the Meeting of April 30, 2025

A meeting of the Sioux County Planning Commission was held on April 30, 2025 at the Sioux County Courthouse at 4:20 p.m. Board members present were Jim Phipps, Jebb Ginkens, LeAnne Skavdahl and Jim Skavdahl. Also attending the meeting was Michelle Zimmerman, Zoning Administrator.

Recorded exemption #2025-5 submitted by Cheryl Averill and Deborah Courtney/A&C Farms to split 4.43 acres from an existing parcel of 77 acres in Section 28, Township 24, Range 57 was reviewed. Upon a motion by Phipps, seconded by J. Skavdahl, the exemption was approved. On roll call vote, Phipps, yes; Ginkens, yes; L. Skavdahl, yes; J. Skavdahl, yes. Motion carried.

Discussion was held on the current moratorium for renewable resources that was implemented at the November 20, 2024 meeting. Solar regulations are being reviewed with the county attorney's office. Motion made by Ginkens, seconded by Jim Phipps to extend the moratorium on all renewable resources for an additional 6 months. On roll call vote, J. Skavdahl, yes; L. Skavdahl, yes; Ginkens, yes; Phipps, yes. Motion carried.

Solid waste disposal site and facility regulations were discussed. The current zoning regulations do not address the issue. Motion made by Jim Phipps, seconded by Jim Skavdahl to place a six month moratorium on solid waste disposal sites and facilities, while regulations are reviewed. On roll call vote, L. Skavdahl, yes; Phipps, yes; Ginkens, yes; J. Skavdahl, yes. Motion carried.

A resolution extending the moratoriums will be presented to the County Commissioners at the May 1 commissioner meeting.

There being no further business before the board, the meeting was adjourned at 4:45 p.m.

Michelle J. Zimmerman, Zoning Administrator

Sioux County Planning Commission

Harrison, Nebraska

Minutes of the Meeting of May 28, 2025

A meeting of the Sioux County Planning Commission was held on May 28, 2025 at the Sioux County Courthouse at 4:38 p.m. Board members present were Jim Phipps, Jebb Ginkens, LeAnne Skavdahl, Cindy Kaan and Steve Johnson. Also attending the meeting was Michelle Zimmerman, Zoning Administrator.

Bud and Jamie Hamaker were present to answer questions regarding a Conservation Easement Application that has been submitted. The Agricultural Land Easement is intended to keep the grass for haying, grazing, and cattle production. Restrictions do not change existing land use. Motion made by Steve Johnson, seconded by Jebb Ginkens to approve the application and forward it to the Sioux County Board of Commissioners. On roll call vote, Kaan, yes; Phipps, yes; Skavdahl, yes; Ginkens, yes; Johnson, yes. Motion carried.

David Levy, Baird Holm, LLP, and Austin Paxson NextEra Energy Resources, LLC reviewed the draft Solar Regulations with the planning commission. Setbacks and bonding were discussed at length. The planning commission will review the draft, and advise Attorney Skavdahl of any questions or comments.

There being no further business before the board, the meeting was adjourned at 6:05 p.m.

Michelle J. Zimmerman, Zoning Administrator

Sioux County Planning Commission

Harrison, Nebraska

Minutes of the Meeting of September 30, 2025

A meeting of the Sioux County Planning Commission was held on September 30, 2025 at the Sioux County Courthouse at 4:00 p.m. Board members present were Jim Phipps, Cynthia Kaan, Steve Johnson, David Howell, LeAnne Skavdahl and Jim Skavdahl. Also attending the meeting was Michelle Zimmerman, Zoning Administrator.

A public hearing was held to hear public comment on an amendment to the Sioux County Wind Energy Installation Regulations. No one from the public was in attendance. Deputy County Attorney Skavdahl presented the amendments for review. The public hearing was closed at 4:17, and the board convened into regular session. Motion made by Jim Skavdahl, seconded by Jim Phipps to approve the amendment as presented, and make a recommendation that the Sioux County Board of Commissioners approve the same. On roll call vote, Phipps, yes; Kaan, yes; Johnson, yes; Howell, yes; L. Skavdahl, yes; J. Skavdahl, yes. Motion carried.

A public hearing was opened at 4:18 to hear public comment on Solar Energy Regulations to add to the Sioux County Zoning Regulations. No one from the public was in attendance. Deputy Attorney Skavdahl presented the regulations, which have been reviewed and commented on at a prior meeting. David Levy, Baird Holm, LLC and Auston Paxson, Project Manager, Nextera Energy were present to answer questions regarding the regulations, and potential solar projects for Sioux County. The public hearing was closed at 5:47, and the board convened into regular session. Motion made by Jim Skavdahl, seconded by Jim Phipps to approve the Solar Energy Regulations, and make a recommendation that the Sioux County Board of Commissioners approve the same. On roll call vote, Phipps, yes; Kaan, yes; Johnson, yes; Howell, yes; L. Skavdahl, yes; J. Skavdahl, yes. Motion carried.

Motion made by LeAnne Skavdahl, seconded by Jim Phipps to place an additional six-month moratorium on solid waste disposal sites and facilities, while regulations are reviewed. On roll call vote, L. Skavdahl, yes; Phipps, yes; Kaan, yes; Johnson, yes; Howell, yes; J. Skavdahl, yes. Motion carried.

A resolution extending the moratoriums will be presented to the County Commissioners at the October 1, 2025 commissioner meeting.

There being no further business before the board, the meeting was adjourned at 5:55 p.m.

Michelle J. Zimmerman, Zoning Administrator