

HAMILTON COUNTY JOINT PLANNING COMMISSION MINUTES

The Hamilton County Joint Planning Commission held a public meeting and hearing on February 15, 2022, at 7:00 pm at the 4-H Building, Hamilton Co. Fairgrounds, Aurora, Ne.

Eastman called the meeting to order at 7:15 pm, stating that the open meetings act was posted on the back table for public inspection. The public notice was read into the record.

Members Present: Barnesberger, Perry, Miller, Blasé, Eastman, Hongsermier, McDonald, Joyce

Members Absent: Jensen, Kinney, Lyons, Watson, Eckert,

Also present: Zoning Administrator, County Attorney, 1 member of the public.

Chairperson Eastman asked if there was any conflict of interest on the agenda. No conflicts stated.

Moved and seconded to approve the agenda.

All yes by voice vote. Motion passed.

Moved and seconded to approve the minutes of the last meeting.

All yes by voice vote. Motion passed.

Item #1 – Public Hearing for a Conditional Use Permit for a 1MW Solar Array in the W1/2, SW1/4, Section 22, T13N, R5W, Hamilton County, NE

The public notice of the hearing was read into the record by the Zoning Administrator.

Moved and seconded to open the public hearing at 7:18pm

All yes by voice vote. Motion Passed.

Eastman explained the rules of conduct for the public. Stuhr gave a report on the Application. The Village of Hordville zoning regulations and comprehensive plan were submitted as exhibits for the hearing. Cliff Mesner of Central City addressed the board. He is the developer and managing member of the property the project is proposed on. The power will be purchased by Southern Public Power District. They are placing 6 of these projects within their district. Southern spoke to the Village about this at a board meeting and the village told them they wanted it closer to the village. The board members asked questions of the applicant. The following was shared by Cliff Mesner pertaining to the questions. The system will be a tracking system and fenced in. They are looking at doing pollinator habitat under the array for bees and other pollinators. The life of the array is proposed at 30 years, and the contract states that it will produce power for 30 years. More than likely the panels will be replaced with newer, more efficient panels in the future. Old and damaged panels will be recycled and SPPD will be responsible for all costs of decommissioning. There will be about 7-acres of solar panels. Does not believe this area will expand for more panels. It was shared that if they expand, will need to come, and apply for an additional CUP. Panels are designed to absorb light and not reflect so there are no glare issues on other properties. These are put up around airports and have not had glare issues. The ground will be taxed as what it was prior. The current ground is classified as non-irrigated ag ground. The panels are taxed as personal property. The amount of tax is based off of the name plate capacity and assessed by the state. If a power company purchase the array, it would become tax exempt. May want to consider placing a condition that if any public power district purchases, they need to have a tax in lieu provision. The facility will be owned by a group of investors who will utilize the tax credits. Ultimately it will be owned by Capital Dynamics.

Moved and seconded to close the public hearing at 7:54pm.

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All yes by voice vote. Motion Passed.

Item #2 – Discussion/Consideration for a Conditional Use Permit for a 1MW Solar Array in the W1/2, SW1/4, Section 22, T13N, R5W, Hamilton County, NE

The board went through the finding of facts worksheet which will be attached to these minutes. A condition of approval was that when the array is no longer producing power that the ground has to be returned to the original state.

It was moved and seconded to recommend approval with the findings of fact and condition that is attached to these minutes.

Eastman asked for a roll call vote on the motion.

Voting Yes: Barnesberger, Miller, Perry, Blasé, Hongsermier, Joyce, McDonald, Eastman,

-Voting No:

-Absent and not voting: Lyons, Watson, Kinney, Jensen, Eckert,

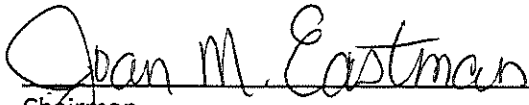
Motion Passed

Item #3 – Administrator Report –

No report

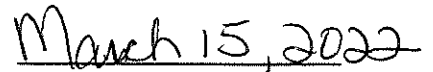
There being no further business, it was moved and seconded to adjourn the meeting at 8:05pm.

All yes by voice vote. Motion passed.



Chairman,

Hamilton County Joint Planning Commission



Date

FINDINGS OF FACTS

<i>The following are items the Boards may consider when coming up with findings of fact and determining if a use is compatible in the area.</i>	YES	NO
The property in question is zoned as <u>Transitional Ag</u>	X	
The use may be allowed as a CUP in this Zoning District.	X	
The <u>Hordville</u> Comprehensive Plan and Zoning Regulations have been introduced into the record.	X	
The Hamilton County Joint Planning Commission has the authority to hear testimony on the application and to make a recommendation to the Governing Body.	X	
The <u>Hordville Board of Trustees</u> is the Governing Body that has the authority to approve or deny the CUP.	X	
Will the use conform to the regulations of the district in which it is located unless specifically authorized by the Board?	X	
Will the use have adequate water, sewer, and drainage facilities?	N/A	
Will the use be in harmony with the character of the area and most appropriate use of the land?	X	
The establishment, maintenance, or operation of the use will NOT be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the village.	X	
Are adequate utilities, access roads, drainage, and/or necessary facilities provided or are being provided?	X	
Have adequate measures been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?	X	
Will the use impede the normal and orderly development of the surrounding property for other uses permitted in the district?		X
Will the use include noise that is a public nuisance due to volume, frequency, or beat unless muffled or otherwise controlled.		X
Will the use involve any pollution of the air by fly ash, dust, vapors or other substances which are harmful to health, animals, vegetation or other property or which can cause soiling, discomfort or irritation.		X
Will the use have any direct or reflected glare which is discernible on any adjoining lot or property?		X

