

BOONE COUNTY PLANNING & ZONING COMMISSION

RECORD OF MINUTES OF MEETING

DATE: February 24th, 2025

1. CALL TO ORDER

The February monthly meeting of the Boone County Planning and Zoning Commission was called to order by Chairman Wagner in the courtroom in the Boone County Courthouse located at 222 South 4th Street Albion Nebraska, Monday, February 24th, 2025 at 7:30 p.m. Wagner noted that a copy the Open Meetings Act was posted, and copies were available for the public. The agenda for this meeting was given in advance to all members of the Commission. Notices for this meeting and public hearings were given in advance by publication. All proceedings hereafter shown were taken while the convened meeting was open to the public. Public attendees: Ralph and Deb Schmadeke, Tim O' Brien, Ben Fuller, Brent Biese.

2. ROLL CALL

Roll Call results: Present: Frey, Tenski, Groeteke, Braun, Wagner. Absent: Stephens, Stuhr, Baum.

3. APPROVAL/DISAPPROVAL OF MINUTES for the February planning and zoning meetings. Wagner asked for a motion to approval or disapproval of the minutes. Tenski motioned to approve/disprove the minutes with Groeteke seconding the motion. Vote Ayes: Groeteke, Tenski, Braun, Wagner, Nays: None. Abstain: Frey. Absent: Stephens, Stuhr, Baum.

4. Public Hearing to consider, review, and take necessary action on conditional use permit application submitted by Michael O'Brien to build a house on a tract of land located on the SE 1/4 on section 28 T21 R8 of the 6th p.m. of Boone County NE. The tract of land is owned by Tim and Amy O'Brien. Wagner asked for a motion to open the public hearing. Groeteke motioned to public hearing with Frey seconding the motion. Vote Ayes: Frey, Tenski, Groeteke, Braun, Wagner. Nays: None. Absent: Stuhr, Stephens, Baum. Wagner asked for comments from the public, Tim O'Brien was present as the representative. O' Brien explained the reason for this application is to be able to sell the parcel of land that has a house on it to his son Michael. Michael and his family would tear down the current house and build a new one. Olson explained that when Tim O'Brien bought it when the house was first split off from the quarter it was when zoning was established but a condition use permit or survey was never obtained. Because the land was split off when the zoning regulations were a minimum of 3 acres for a family dwelling, article 12 section 4.2

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allows a house to be located on a lot less than 5 acres. Olson stated that they are still waiting for the survey of the land to be completed but everything else complies with the zoning regulations. Wagner asked for a motion to close the public hearing. Braun motioned to close the public hearing with Frey seconding the motion. Vote: Ayes: Braun, Groeteke, Tenski, Frey, Wagner. Nays: Stephens, Stuhr, Baum. Wagner asked for further comment or questions, none given. Groeteke motioned to recommend approval with condition that the survey is submitted with the final permit, Frey with seconding the motion. Vote: Ayes: Groeteke, Braun, Tenski, Wagner. Absent: Stuhr, Stephens, Baum.

5. Consider, review, and take the necessary action regarding Ben Fuller, Summit Carbon Solutions, regarding a carbon pipeline project update.

Wagner stated that there have been no applications submitted for the pipeline, this is just an informational meeting for the board. Brent Niese and Ben Fuller, summit carbon solutions, were present to give the board an update on where the CO2 pipeline project is at. A presentation was given by Brent and paper handouts were also given out. Fuller and Niese also presented to the Boone County commissioners at the February 10th meeting. After most of the presentations, it was stated that summit carbon solutions didn't want to proceed with permits in Nebraska until the permits in the other States were obtained. Currently they have received permits from Iowa, North Dakota, and Minnesota. Niese also stated that they are hoping to hold a meeting with all elected officials, planning/zoning, emergency managers and first responders to show the safety training and emergency plans that would go into place. The board asked questions regarding how the pipeline works, how it would be installed, and what other counties and states are requiring. Ralph and Deb Schmadeke spoke about their concerns regarding the pipeline and encouraged the board to reach out after the meeting to hear both sides of the discussion. Wagner stated that the conditional use hearing could take time because of all the information that needs to be researched. Schmadeke asked when the public would know when the map of the pipeline will be submitted to the zoning administrator and the public. Niese stated that there is a general location of the pipeline is public knowledge, but the plan is to provide a list of the landowners the route of the pipeline to the zoning administrators office and keep it confidential.

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Olson stated that there is a lot more information that will need to be researched before any public hearing. No action taken at this time.

6. Public Hearing to consider, review, and take necessary action regarding the process for the village of Cedar Rapids to annex land into their jurisdiction.

Olson stated that the cedar rapids village clerk reached out asking how to annex land into city limits. Nothing has been done, Olson is still researching what the process would be. No action has been taken at this time.

7. Open Discussion: Wagner stated that we will talk about agenda item #7 and #8 at the same time.

8. Correspondence/Zoning Administrators Report: Olson handed out an administrative report and stated that she will be out of the office for the planning and zoning conference next week. Olson stated that there is no progress that has been made with the comprehensive plan, and she will continue to reach out to Keith Marvin.

9. Schedule the next meeting:

Chairman announced that the next monthly meeting of the Commission would be Monday, March 24th, 2025 at 7:30 p.m. in the County Courthouse, Albion Nebraska.

10. ADJOURN:

A motion to adjourn made by Frey at 8:20 p.m., with Groeteke seconding the motion. Vote: Ayes: Groeteke, Braun, Frey, Tenski, Wagner. Nays: None. Absent: Stuhr, Stephens, Baum.

SUBMITTED: _____ COMMISSION SECRETARY

AFFIRMED BY: _____ COMMISSION CHAIRPERSON