HITCHCOCK COUNTY PLANNING COMMISSION

January 19, 2023
Trenton, Nebraska

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Planning Commission met on Thursday, January 19, 2023 in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska for its annual re-organizational meeting. Notice of the meeting was given in advance thereof by publication in the *Hitchcock County News*, the designated method for giving notice. Notice of this meeting was given to the Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and the Board of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Dustin Ladenburger called the meeting to order at 7:00 p.m. and the roll was called. Those present were Aaron Kolbet, Dustin Ladenburger, Tom Monnahan, Dustin Webb, Wayne Merrill and Austin Jensen. Chair declared a quorum. Also present, Recording Secretary Margaret Pollmann, County Attorney D. Eugene Garner and John Rundel.

Chair advised all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review, indicated the location of such copy in the room where the meeting was being held and offered the following statement: *It is the policy of the board that the formation of public policy is public business and may not be conducted in secret. The board conducts its business in accordance with the open meetings act.*

The minutes of the April 12, 2022 meeting were previously reviewed by the board. Chair inquired as to any additions or corrections. Monnahan moved to waive the reading of said minutes, and accept and approve the April 12, 2022 meeting minutes. Merrill seconded the motion and the following members voted in favor of the motion: Kolbet, Ladenburger, Monnahan, Webb, Merrill and Jensen. Motion carried.

Chair opened the floor for nominations for Chair for the calendar year 2023. Kolbet moved to retain current officers, those being Dustin Ladenburger Chair, Dustin Webb Vice Chair and Wayne Merrill Secretary. Monnahan seconded the motion and the following members voted in favor of the motion: Monnahan, Ladenburger, Kolbet, Webb, Merrill and Jensen. Motion carried and Dustin Ladenburger was declared Chair, Dustin Webb was declared Vice Chair and Wayne Merrill was declared Secretary for calendar year 2023.

There was no old business.

Under new business the Commission was in receipt of five conservation easement referrals from the Hitchcock County Board of Commissioners.

The Commission reviewed each of the conservation easements separately as to conformity with Hitchcock County's Comprehensive Plan.

Member Webb moved to find that the following conservation easement conforms with Hitchcock County's Comprehensive Plan:

- Roger Kolbet CRP/General Pt. 19-3-31

Member Monnahan seconded the motion and after consideration, the following members voted in favor of the motion: Ladenburger, Webb, Merrill, Jensen, and Monnahan. Member Kolbet abstained. Motion carried.

Member Kolbet moved to find that the following conservation easement conforms with Hitchcock County's Comprehensive Plan:

- Lemoine & Agnes Knosp CRP/General in 17-4-33

Member Merrill seconded the motion and after consideration, the following members voted in favor of the motion: Jensen, Merrill, Kolbet, Monnahan, and Webb. Member Ladenburger abstained. Motion carried.

Member Merrill moved to find that the following conservation easements conform with Hitchcock County's Comprehensive Plan:

- Matson Farms LLC, CRP/CREP in 33-3-32
- Marjorie Brown CRP/General in NW¼ NW¼ 3-3-32
- Marjorie Brown CRP/CREP in SE¼ SE¼ 3-3-32 & NW¼ NW¼ in 3-3-32

Member Webb seconded the motion and after consideration, the following members voted in favor of the motion: Ladenburger, Kolbet, Monnahan, Webb, Merrill and Jensen. Motion carried.

Attorney Garner advised as to concerns that have been presented to the County Board of Commissioners regarding placement of oil field tank batteries and his research on the same. Various county zoning regulations were reviewed. John Rundel, Chair of the Nebraska Oil and Gas Commission advised as to the agencies regulations regarding the placement of tank batteries. Discussion held on updating the County's Comprehensive Plan and the necessary procedures for doing so.

The next reorganizational meeting will be held on Thursday, January 18, 2024. The Chair may call a meeting of the Planning Commission at such other times as needed to conduct necessary business.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 8:34 p.m.

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Dustin Ladenburger, Chair Wayne Merrill, Secretary

HITCHCOCK COUNTY BOARD OF ADJUSTMENT

Trenton, Nebraska
January 17, 2019

Pursuant to the adopted By-Laws and Rules of Procedure, the Hitchcock County Board of Adjustment met on Thursday, January 17, 2019 at 3:00 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska for its annual re-organizational meeting. Notice of the meeting was given in advance thereof by publication in the *Hitchcock County News*, the designated method for giving notice. Notice of this meeting was given to the Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and the Board of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Jacob Miller called the meeting to order at 3:10 p.m. and publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held. The roll was called. Those present were Alex Pollmann, Jacob Miller, and Paul Forch. Robert Brown was absent. Chair declared a quorum. Also present were D. Eugene Garner, County Attorney and Recording Secretary Margaret Pollmann.

Secretary Pollmann advised that Frank Stehno had resigned his position on the board due to health reasons. Volunteerism is an integral part of the success of our rural community. Frank's dedication to public service on this board as well as many others is truly appreciated.

The minutes of the January 18th, 2018 meeting were previously reviewed by the board and Miller moved to dispense with reading said minutes and to accept and approve said minutes. Forch seconded the motion and the following members voted in favor of the motion: Miller, Pollmann, and Forch. Motion carried.

The floor was opened for nominations for Chair for calendar year 2019. Forch nominated Jacob Miller. The nomination was seconded by Pollmann. There were no further nominations and Forch moved that nominations cease. Pollmann seconded the motion. The roll was called on the nomination of Jacob Miller for Chair for calendar year 2019 and the following members voted in favor of said motion: Pollmann and Forch. Miller abstained. Motion carried and Jacob Miller was declared Chair for calendar year 2019.

The floor was opened for nominations for Vice Chair for calendar year 2019. Miller nominated Paul Forch. The nomination was seconded by Pollmann. There were no further nominations and Miller moved that nominations cease. Pollmann seconded the motion. The roll was called on the nomination of Paul Forch for Vice Chair for calendar year 2019 and the following members voted in favor of said motion: Miller and Pollmann. Forch abstained. Motion carried and Paul Forch was declared Vice-Chair for calendar year 2019.

The floor was opened for nominations for Secretary for calendar year 2019. Miller nominated Alex Pollmann. The nomination was seconded by Forch. There were no further nominations and Miller moved that nominations cease. Forch seconded the motion. The roll was called on the nomination of Alex Pollmann for Secretary for calendar year 2019 and the following members voted in favor of said motion: Miller and Forch. Pollmann abstained. Motion carried and Alex Pollmann was declared Secretary for calendar year 2019.

There was no old business.

Under new business Chair Miller advised as to the 2019 Nebraska Planning and Zoning Conference to be held March 6th, 7th and 8th in Kearney, Nebraska. Attorney Garner advised that he planned to attend the Wednesday, March 7th session.

The next reorganizational meeting will be held on Thursday, January 16, 2020. The Chair may call a meeting of the Board of Adjustment at such other times as needed to conduct necessary business.

There being no further business, Miller moved to adjourn at 3:21 p.m. this date. Forch seconded the motion and the following members voted in favor of the motion: Pollmann, Miller, and Forch. Motion carried.

Jacob Miller, Chair
Alex Pollmann, Secretary

HITCHCOCK COUNTY PLANNING COMMISSION

March 2, 2023
Trenton, Nebraska

The Hitchcock County Planning Commission met on Tuesday, March 2, 2023 at 5:30 p.m. p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published in the *McCook Daily Gazette* on February 17th, 2023.

Opening Statement was read by Chair Ladenburger. *It is the policy of this board that the formation of public policy is public business and may not be conducted in secret. The board conducts its business in accordance with the open meetings act.*

Chair Ladenburger called the meeting to order at 5:30 p.m.

Chair Ladenburger requested roll call. Those answering roll call were Dustin Ladenburger, Tom Monnahan, Dustin Webb, Aaron Kolbet, Wayne Merrill, and Austin Jensen. Chair declared a quorum present and proceeded with the meeting. Also present, applicant Alec Horton, County Attorney, D. Eugene Garner, County Assessor Terra Riggs, Lenard Paxton, Paul Nichols and Recording Secretary Margaret Pollmann.

The minutes of the January 19, 2023 meeting were reviewed. Member Monnahan moved to approve the same as submitted. Member Webb seconded the motion. Roll call vote: Webb, Aye; Kolbet, Aye; Ladenburger, Aye; Monnahan, Aye. Merrill, Aye, Jensen, Aye. Motion carried.

Chair Ladenburger recessed the regular meeting at 5:34 p.m. to enter into a public hearing.

Chair Ladenburger opened the public hearing at 5:35 p.m. to hear the applicant and all comments thereon from the public in attendance and to receive evidence regarding the Application for Conditional Use submitted by Alec Horton for the Board House LLC to construct a self storage building for boats, campers, and RV's on Lot Two (2) Castaway Parkway Subdivision located in Section 32, Township 3, Range 33 West of the 6th P.M., Hitchcock County, Nebraska.

Applicant Alec Horton presented his Application for Conditional Use and responded to questions posed by the board.

Chair received the following exhibits and the same were marked accordingly:

Exhibit "A" Hitchcock County Clerk's *Certificate of Service* dated February 15, 2023 relating to Notice of Public Hearing mailed to applicant Alec Horton.

Exhibit "B" Hitchcock County Clerk's *Certificate of Service* dated February 15, 2023 relating to Notice of Public Hearing mailed to land adjacent land owners and interested persons.

Exhibit "C" Zoning Administrator Darin Morgan's *Memorandum* dated January 31st, 2023.

Chair Ladenburger asked if there were any comments from the proponents of the application. There were none.

Chair Ladenburger asked if there were any comments from opponents of the application. There were none.

Chair Ladenburger asked if there were any comments from those representing a neutral position. There were none.

Chair Ladenburger closed the public hearing at 5:39 p.m. and re-entered regular Planning Commission proceedings.

Chair inquired if any board member had a conflict of interest regarding the application being considered. There were none.

Member Webb moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the Application for Conditional Use submitted by Alec Horton for the Board House LLC to construct a self storage building for bots, campers, and RV's on Lot Two (2) Castaway Parkway Subdivision located in Section 32, Township 3, Range 33 West of the 6th P.M., Hitchcock County, Nebraska.

The motion was seconded by Kolbet. Discussion was held.

The Hitchcock County Planning Commission finds that the requested conditional use of said land is consistent with 502.05 (1) of the Hitchcock County's Comprehensive Plan.

Chair asked for roll call on Member Webb's motion to recommend APPROVAL of the Application for Conditional Use submitted by Alec Horton. Roll call vote as follows: Jensen, Aye; Monnahan, Aye; Kolbet, Aye; Ladenburger, Aye; Webb, Aye; Merrill, Aye. Motion carried.

Member Merrill moved to authorize and direct Chair of the Hitchcock County Planning Commission to execute the formal written recommendation of the Planning Commission for and on behalf of the full body of the Planning Commission to the Hitchcock County Board of Commissioners. The motion was seconded by Webb. After discussion, the roll call was taken on the motion as follows: Webb, Aye; Ladenburger, Aye; Jensen, Aye; Kolbet, Aye; Monnahan, Aye; Merrill, Aye. Motion carried.

Under new business the Commission was in receipt of three conservation easement referrals from the Hitchcock County Board of Commissioners.

The Commission reviewed each of the conservation easements separately as to conformity with Hitchcock County's Comprehensive Plan.

Member Merrill moved to find that the following conservation easements conform with Hitchcock County's Comprehensive Plan:

- Steve Fries, CRP/General in Pt. SW¼ 30-4-32 & N½ NW¼ 31-4-32
- Big Red Land Co./Michael Kimsey Mgr. CRP/General in Pt. SW¼ 4-2-32

Member Monnahan seconded the motion and after consideration, the following members voted in favor of the motion: Jensen, Ladenburger, Merrill, Kolbet, Monnahan, and Webb. Motion carried.

Under Old Business, further discussion was held on updating current zoning regulations. Extensive discussion held on the oil tank batteries: permitted uses, conditional uses, definitions, etc. County Attorney will draft a proposed amendment to the zoning regulations for consideration prior to a scheduling a public hearing.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 6:50 p.m.

Dustin Ladenburger, Chair Wayne Merrill, Secretary

HITCHCOCK COUNTY PLANNING COMMISSION

April 6, 2023
Trenton, Nebraska

The Hitchcock County Planning Commission met on Thursday April 6th, 2023 at 7:00 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published. Notice of the meeting was given in advance thereof by publication in the *Hitchcock County News*, the designated method for giving notice. Notice of this meeting was given to the Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and the Board of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Vice Chair Dustin Webb called the meeting to order at 7:01 p.m. and the roll was called. Those present were Aaron Kolbet, Tom Monnahan, Dustin Webb, and Austin Jensen. Absent were Dustin Ladenburger and Wayne Merrill. Vice Chair declared a quorum. Also present, Recording Secretary Margaret Pollmann, County Attorney D. Eugene Garner, Paul Nichols, Mike Erickson, Leonard Paxton and Terra Riggs.

Vice Chair advised all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review, indicated the location of such copy in the room where the meeting was being held and offered the following statement: *It is the policy of the board that the formation of public policy is public business and may not be conducted in secret. The board conducts its business in accordance with the open meetings act.*

The minutes of the March 2, 2023 meeting were previously reviewed by the board. Vice Chair inquired as to any additions or corrections. Member Monnahan moved to waive the reading of said minutes, and accept and approve the March 2, 2023 meeting minutes. Member Kolbet seconded the motion and after consideration, the following members voted in favor of the motion: Jensen, Kolbet, Monnahan, and Webb. Ladenburger and Merrill Absent. Motion carried.

The Commission was in receipt of two conservation easement referrals from the Hitchcock County Board of Commissioners. The Commission reviewed each of the conservation easements separately as to conformity with Hitchcock County's Comprehensive Plan.

Member Kolbet moved to find that the following conservation easements conform with Hitchcock County's Comprehensive Plan:

- Russell Schaffert CRP/CREP in Pt. of Section 25-3-32
- Justin Gessleman CRP/CREP in S ½ NE ¼ of Section 9-3-31

Member Jensen seconded the motion and after consideration, the following members voted in favor of the motion: Webb, Jensen, Monnahan, and Kolbet. Ladenburger and Merrill absent. Motion carried.

Paul Nichols introduced Mike Erickson, the new Weed Superintendent and advised Mr. Erickson will be assisting with zoning matters in the near future.

Dustin Ladenburger arrived at 7:17 p.m. Wayne Merrill arrived at 8:22 p.m.

Attorney Garner advised as to a proposed draft amendment(s) to Hitchcock County's Zoning Regulations relating to oil storage and lease tanks in the AG-G District. Extensive discussion held.

Member Kolbet moved to set a public hearing on Thursday, August 3rd, 2023 at 7:00 p.m. to hear testimony and receive evidence regarding the proposed amendment(s) to Hitchcock County Zoning Regulations relating to oil storage and lease tanks in the AG-G District. Member Merrill seconded the motion and after consideration the following members voted in favor of the motion. Ladenburger, Merrill, Jensen, Monnahan, Webb and Kolbet. Motion carried.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 9:48 p.m.

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Dustin Ladenburger, Chair	Wayne Merrill, Secretary

HITCHCOCK COUNTY PLANNING COMMISSION

August 3, 2023
Trenton, Nebraska

The Hitchcock County Planning Commission met on Thursday August 3rd, 2023 at 6:30 p.m. in the Community Room, Hitchcock County Courthouse, 229 East D Street, Trenton, Nebraska as duly published. Notice of the meeting was given in advance thereof by publication in the *Hitchcock County News*, the designated method for giving notice. Notice of this meeting was given to the Chair and all members of the Board. Availability of the agenda was communicated in the advance notice and in the notice to the Commission members of this meeting. Agendas are posted on the County's website www.hitchcockcounty.ne.gov. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Dustin Ladenburger called the meeting to order at 6:30 p.m. and the roll was called. Those present were Dustin Ladenburger, Aaron Kolbet, Tom Monnahan, Dustin Webb, and Wayne Merrill. Chair declared a quorum. Also present, Recording Secretary Margaret Pollmann, County Attorney D. Eugene Garner, Assessor Terra Riggs, Commissioner Paul Nichols, Lenard Paxton, Tom Baker, Matthew Mondero and Zoning Administrator Mike Erickson

Chair advised all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review, indicated the location of such copy in the room where the meeting was being held and offered the following statement: *It is the policy of the board that the formation of public policy is public business and may not be conducted in secret. The board conducts its business in accordance with the open meetings act.*

Chair Ladenburger recessed the regular meeting at 6:45 p.m. and opened the public hearing for the purpose of receiving comments from the public in attendance and to receive evidence regarding the proposed amendments to Hitchcock County Zoning Regulations. Said proposed amendment(s) address oil storage and lease tanks within the AG-G District, specifically including permitting and setbacks thereof.

Chair Ladenburger asked if there were any comments from proponents of the proposed amendment(s) to Hitchcock County Zoning Regulations. The following is synopsis of comments offered and questions asked:

- Leonard Paxton requested background information from Dustin Webb and Wayne Merrill and the same was given; land being sold and prior owner signing off on permit; in his opinion, current zoning regulations address the issues before the commission.
- Tom Baker indicated he was opposed to owner of the land being required to sign the zoning permit application and inquired if "owner of the land" included royalty interest owners.
- Matthew Mondero, Production Manager with Great Plains Energy inquired as to front and rear setbacks; further inquiry/discussion on land or owner signing off on permit; advised oil companies want to be good stewards of the land and wish to comply with regulations.
- Zoning Administrator Mike Erickson advised as to 100 year flood plane as it relates to tank batteries.

Extensive discussion held on the above topics by and between the Commission and those present. Attorney Garner advised as to the proposed amendment(s) and how they apply to current regulations and applicable law relating to questions arising during discussion. Also discussed was determination of setbacks as it related to the center line of county road right of ways.

Chair asked if there were any comments from opponents of the proposed amendment(s).

- Lenard Paxton: If regulations are changed to 50' setback, will said setback change for all other structures and if not, it appears you are "playing favorites".
- Paul Nichols: Inquired as to "variance" procedure

Attorney Garner advised as to the *Application for Variance* relating to non-conforming uses.

Discussion on zoning permit fees for existing tank batteries.

Chair inquired if there were any comments from a neutral position.

- Attorney Garner advised that pursuant to the regulations, a majority vote of the commission is required to recommend approval or disapproval of the amendment(s) to the County Board.
- Paul Nichols voiced concerns about the September 15th, 2023 deadline for obtaining zoning permits on existing oil storage and lease tanks.
- Matthew Mondero: Consider a blanket fee for companies with numerous storage tanks and locations.
- Lenard Paxton: Keep 58' setback same as "everything everywhere" instead of changing it to 50'.

Discussion on the option of land (surface) owners giving power of attorney to oil companies to sign off on permits and Attorney Garner advised as to the same.

Chair Ladenburger went through the proposed amendment(s) by page and asked for comments:
Page 1: No comments
Page 2: No comments
Page 3: Attorney Garner advised that the change was merely correcting a misnumber on the current regulations
Page 4:

- Lenard Paxton – 58' for future sites and inquired how many sites are now under 50'. Assessor Riggs advised as to research to date on the issue of current tank battery locations.
- Chair Ladenburger: 50' would be oil storage and lease tank specific.
- Zoning Administrator Erickson advised that pursuant to the zoning regulations there are different setback distances/requirements for specific structures.
- Discussion held on owners/operators obtaining permits by September 15, 2023. It was the consensus of the Commission to change this date to September 15, 2024.
- Discussion held on how the permitting process will be effectuated by current county employees.

Page 5: Section 805 – Permit being signed by owner of the land

- Matthew Mondero – a lot of legal issues arise on oil and gas leases and this course of action for the operation would make it more difficult to fulfill fiduciary duties to stakeholders.
- Assessor Riggs – the oil companies and land owners need to agree on a location and this issue appears to be outside the county's jurisdiction. Suggested a spreadsheet with locations rather than individual permits.

Chair Ladenburger closed the public hearing at 8:22 p.m. and the public meeting that was previously recessed was re-opened.

The minutes of the April 6th, 2023 were reviewed by the Commission. Chair inquired as to any additions or corrections. Member Monnahan moved to accept and approve the April 6, 2023 meeting minutes. Member Kolbet seconded the motion and after consideration, the following members voted in favor of the motion: Kolbet, Monnahan, Webb, Ladenburger and Merrill. Motion carried.

Member Kolbet moved to make the following findings based upon comments and information provided during the public hearing:

(1) that said proposed amendments are consistent with the Hitchcock County Comprehensive Plan as said Plan pertains to the AG-G District within Hitchcock County, Nebraska;

(2) that oil exploration and production is a vital component of the economic base within Hitchcock County, including without limitation, employment opportunities and tax basis;

(3) that it is necessary and in the best interests of the County to amend current regulations to clarify the process to be followed in relation to locating and maintaining oil storage and lease tanks within the AG-G District in order to, among other purposes, (a) facilitate cooperation and communication by and between the operator(s) of said oil storage and lease tanks and the landowner; (b) promote orderly growth and

development within the County; (c) minimize adverse impacts upon adjoining land uses; and (d) eliminate encroachment thereof upon county road right-of-way;

(4) that said proposed amendments properly clarify and address the permitting and setback(s) of oil storage and lease tanks within the AG-G District;

(5) that throughout the AG-G District there currently exist numerous oil storage and lease tanks that are located within the "58 feet setback" established by Hitchcock County's existing zoning regulations, and that while some of said oil storage and lease tanks may have been so located prior to June 1, 2001 (effective date of original zoning regulations), thereby possibly constituting "non-conforming uses" under the zoning regulations, owners of oil storage and lease tanks have generally neglected to file zoning permits, resulting in possible multiple violations of the zoning regulations and a significant lack of information/documentation necessary for proper administration and enforcement by the Zoning Administrator;

(6) that requiring relocation of all existing oil storage and lease tanks that may be in violation of said setbacks would likely result in excessive expense not only to the owner(s) thereof, but also to Hitchcock County in relation to effective enforcement action(s); and

(7) that by reducing the "58 feet setback" for oil storage and lease tanks, said proposed amendments reasonably address those existing oil storage and lease tanks, including any that may constitute "non-conforming uses" under the zoning regulations, by effectively implementing a retroactive permitting process resulting in the compilation of necessary information/documentation necessary for future administration and enforcement by the Zoning Administrator.

Member Monnahan seconded the motion, and after consideration the following members voted in favor of the motion: Merrill, Ladenburger, Webb, Kolbet, and Monnahan. Motion carried.

Member Kolbet moved to recommend to the Hitchcock County Board of Commissioners, APPROVAL of the proposed amendments to Hitchcock County Zoning Regulations as pages 1-5 inclusive and marked Exhibit "A". Member Merrill seconded the motion and after consideration, the following members voted in favor of the motion: Merrill, Webb, Ladenburger, Kolbet, and Monnahan. Motion carried.

Member Merrill moved to authorize and direct Chair of the Hitchcock County Planning Commission to execute the Resolution/Recommendation of the Hitchcock County Planning Commission for and on behalf of the full body of the commission. Member Kolbet seconded the motion and after consideration, the following members voted in favor of the motion: Ladenburger, Merrill, Webb, Monnahan, and Kolbet. Motion carried.

Zoning Administrator Mike Erickson advised that it would be a good idea to look into regulations regarding solar farms and advised that Cale Giese with the Center for Local Policy could assist with this process.

There being no further business before the Commission, Chair Ladenburger adjourned the meeting at 8:56 p.m.

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Dustin Ladenburger, Chair Wayne Merrill, Secretary