

Minutes for Public Hearing and Regular Meeting
Consider recommendation to Supervisors of proposed
Commercial Solar Conversion System for VRDG, LLC
For issuance of a Conditional Use Permit
August 22, 2024

Chairman May called the hearing to order at 7:00 P.M.

It was noted that the Open Meeting Poster on the north wall was missing, but Marv had placed a copy on the table at the entrance along with copies of the agenda.

The Chairman noted that the hearing has been advertised for the required time.

Attendance was taken: Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak, Admin, Marv Fritz Present, Frank Heying Absent

Grace Coleman asked the board to consider tabling the proposal because she thought the regulations had not been fully published. She made a motion to table the proposal, Mary Kaczor seconded the motion. Chairman May asked, and Grace agreed to withdraw the motion when she was shown that statement was in error.

A Motion to Approve the hearing agenda was made by John Krysl, Dan Grass seconded.

Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak voted to approve. Frank Heying absent

A motion to open the public hearing was made by Rod Heiss, Dean Sidak seconded.

Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak voted to approve. Frank Heying absent

Matt Robinette, representing VRDG, LLC, working for Bluestem, gave a 10-minute presentation on the basics of the proposed project. Matt described who the company was and what other projects they are doing, the size of the project, the taxes that would be paid on the name plate for both Knox and Holt County. There are 8 contracted landowners in the project. More landowners wanted into the project than acres were available. Project would not be expected to be constructed until about 2030. The panels will look similar to the Norfolk project. Native vegetation will be maintained under the project. 1.3 million will be paid in name plate taxes, with about 300,000 going to Holt county. David Levy, attorney for Bluestem joined Matt at the table for Q & A.

Chairman May then asked if there was any public comment. No one spoke in opposition to the project. Three residents spoke in favor of the project. Three other residents asked questions but did not indicate in favor or opposed.

Chairman May opted to have Matt answer at questions were asked. Several commission members asked questions about the project, One questioned the order of the project process, including the ability of the power company to handle the capacity that would be generated, application, landowner leasing, CUP permitting, Power permitting application, and finally construction.

Barb Otto presented the board with a copy of some potential power line routes. She asked questions about the project.

Chairman May asked for a motion to close the Public Hearing at 8:05.

Motion by Rod H. and second by Dean S.

Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak voted to approve. Frank Heying absent

Call the regular meeting to order By Chairman May.

Roll Call: Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak voted to approve. Frank Heying absent

Approve the agenda: Grace C moved, Mary K seconded

Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak voted to approve. Frank Heying absent

Action on November 9th solar hearing Meeting minutes.

Motion to approve: Kevin D. Second by John K.

Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak voted to approve. Frank Heying absent

1. Action on the Conditional Use Permit application from VRDG, LLC.

Motion for Approval: Finding of Facts to support approval are included in the proposal.

The motion is to Approve the application (Exhibit A) for a CUP for **VRDG, LLC**. It is made with the following additions and conditions

Exhibit A: VRDG, LLC Holt County Application.

1. This CUP is hereby approved, but shall not become effective, until such time that VRDG, LLC obtains all required State and Federal Permits for the described project. Physical Construction will not occur prior to this permit becoming effective.
2. VRDG, LLC has finalized any necessary road hauling agreement.
3. Emergency Response and Hazardous Waste Plan has been approved and signed by the Emergency Management Official for Holt County.
4. Bond is used for Decommissioning vs. a Letter of Credit in the application.

Motion to approve with above conditions.: Dean S, Rod H seconded:

Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Dean Sidak voted to approve. Keith May voted no. Frank Heying absent Motion passes 7 favorable and 1 negative. 1 absence

2. Discuss Comprehensive Plan.

Page 71 of comp plan. Energy usage is insufficient vs. stated in 9.31

Pg 103 of comp plan. Anything industrial is incompatible

Pg 105 ag is highest and best use of land in open zone. Tonight proves that is incorrect.

Grace asked about regulation in Page 67. Statement in the comp plan is still the law today.

Call for a motion to Adjourn at 8:22 pm:

Motion to adjourn: Grace C. Seconded by Dan G.

Grace Coleman, Kevin Dekay, Dan Grass, Rod Heiss, Mary Kaczor, John Krysl, Keith May, Dean Sidak voted to approve. Frank Heying absent

Marv Fritz

Holt County Planning and Zoning Administrator