

ADAMS COUNTY PLANNING & ZONING COMMISSION
500 N. DENVER AVENUE
HASTINGS, NEBRASKA 68901

AGENDA

1. Call to Order – This meeting is being recorded
2. Location of “Open Meetings Law” literature
3. Roll Call
4. Pledge of Allegiance
5. Special order of business & place Agenda on file
6. Announcement of conflicts of interest
7. Approval of minutes from December 6, 2023.
8. Communications and Appearance request
9. Approval of Claims
10. Old Business –
11. New Business –

Subdivision

Case#24-01.1 Heartland Subdivision Number Two a tract in the W ½ NE ¼ Section 18-T8N-R11W

Public Hearing – 6:10

Case #24-01.2 Conditional Use Permit for Data Center in Heartland Subdivision Number Two in the W ½ NE ¼ Section 18-T8N-R11W

12. Committee Reports –
 - a/ Chairman’s Report–
 - b/ Staff Report –
14. Next regular meeting date – February 5, 2024

MINUTES

The Area Planning Commission met in meeting format on Tuesday, January 2, 2024 at 6:00 P.M. the Adams County South Wallace Annex Building, 2975 S. Baltimore Avenue, Hastings, Nebraska.

1. Chairperson Wilson, called the meeting to order, and announced that the meeting was being recorded.
2. Chairperson Wilson, announced where the Open Meetings Literature was posted.

3. Roll Call:

Mr. Henrie	(P)	Commissioner:	
Mr. Lukasiewicz	(T)	Michael Stromer	(P)
Mr. Sidlo	(A)		
Mr. Wilson	(P)	Legal Representative:	
Mr. Allen	(P)	David Bergin	(P)
Mr. Rolls	(P)	Staff:	
Mr. Hansen	(A)	Judy Mignery	(P)
Ms. Junker	(P)		
Ms. Struss	(P)		

A quorum was present. Also present, Ryan Samuelson, Chad Waldow, Brandon Bockstadter, Anthony Levesque, and Will Vraspir.

4. The Pledge of Allegiance was led by Chairperson Wilson.

A Notice of this Meeting was advertised in the Hastings Daily Tribune legal notices and mailed to each Planning Commission member; Commissioner’s representative: Legal Representative; and the Tribune.

5. Special Order of Business – None

6. Announcement of conflict of Interest – None

Lukasiewicz arrived at 6:03

7. Allen made a motion to approve the minutes of the December 4, 2023 meeting, Junker seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, absent, Sidlo, absent, Struss, yes.

8. Communications and appearance requests – None

9. Allen made a motion to approve the claims, Henrie seconded

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, absent, Sidlo, absent, Struss, yes.

10. Old Business – None

11. New Business –

Case#24-01.1 Heartland Subdivision Number Two a tract in the W ½ NE ¼ Section 18-T8N-R11W

Mignery read the directors comments into the record. Anthony Levesque, 361 Rue Laurent Barré, Ange-Gardien, QC, was present to represent the plat. He stated that he wanted to purchase a minimum amount of land that is farm ground and not disturb agriculture. The tract chosen is zoned Industrial. Would like to build a 36' x 200' building that will be used for a Data Center. The building would be 22' tall. Henrie asked if the subdivision was contingent on the Data Center CUP. Mignery stated that the property could be subdivided any way. It meets the Subdivision requirements. Struss asked if it was zoned Agriculture or Industrial. Mignery stated it is zoned Industrial. Levesque stated that CPI elevator is near property. Allen made a motion to recommend approval of Case # 24-01.1 – Heartland Subdivision Number Two a tract in the W ½ NE ¼ Section 18-T8N-R11W to the Board of Commissioners, Lukasiewicz seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, absent, Sidlo, absent, Struss, no.

Wilson opened the Public Hearing -6:13

Case #24-01.2 Conditional Use Permit for Data Center in Heartland Subdivision Number Two in the W ½ NE ¼ Section 18-T8N-R11W

Mignery read the directors comments into the record. Anthony Levesque, 361 Rue Laurent Barré, Ange-Gardien, QC was present to represent the CUP request. He stated he is the owner of the company and not just a representative. He would like to build a 36'x200' building for a Data Center. He would have a 6' fence with barbed wire around the building. The building will be 100% metal. There will not be traffic going and coming once the project built. Emergency shut down system. He provided a noise level study of an existing building in Mexico, Missouri. The reading at the building was 69.6 dB and 50' away it was 53.9 dB and at 100' 50.8 dB. Lukasiewicz asked if SPPD controlled the shutdown. Chad Waldow, CEO SPPD would be distribution and can shut them down if an Emergency. There is an Emergency shut down system. Loads can be shut down which makes it flexible for NPPD and SPPD. NPPD and SPPD have to have a study done no matter what Industrial Use is requiring large load amounts of Electricity. Lukasiewicz asked if it would affect Irrigation. Waldow stated SPPD has enough capacity for both. Struss asked if there would be storage batteries on the property for backup. Anthony state no. Allen asked if it would adversely impact interruptible power. Waldow stated frequency will not change because of this. It is a pricing issue not a supply issue. Struss asked if using water for cooling. Anthony stated only using water for toilets. Struss asked about expansion. Anthony stated no plan at this time. Lukasiewicz asked about the life of the project. Is it 50 years, 25 years. Anthony stated it is designed to sustain a long time. Junker asked about driveway, appears to be a deep ditch, concerned about drainage. Anthony stated he would get the necessary permits. Henrie asked if this would increase rates. Waldow stated that the company has to pay for improvement costs upfront, then it is credited back over time. Lukasiewicz asked why they picked that area. Anthony stated price of land, was already zoned Industrial, SPPD can service it. Henrie asked about concrete pad depth. Anthony stated it is 3' footings 6" concrete pad. Henrie asked about the distance to houses around and the requirement of impact easement. Staff measurement and Anthony measurement to houses different. Allen stated that the site drawing does not meet the necessary setback for building. Anthony will email updated site plan. Struss asked about transmission line. Mignery asked how many megawatts is the Data Center using. The Center will use 12.5 megawatts. The study was done for 14 megawatts. Allen stated the intent is to meet Adams County Regulations. Anthony stated that they would follow the regulations. Brandon Bockstadter, Kenesaw Fire department asked if the facility would require special fire training, supplies or equipment. Anthony stated that sections can shut down if there is a fire to keep it from spreading. No special training for fire. There is not someone on site at all times. Anthony stated that they will invite the department for a walk through before it starts up, if they need more extinguishers or other requirements they will provide, they will also provide a floor plan. Wilson closed the public hearing at 7:00. Allen made a motion to recommend approval of Case #24-01.2 Conditional Use Permit for Data Center in

Heartland Subdivision Number Two in the W ½ NE ¼ Section 18-T8N-R11W to the Board of Commissioners with conditions of follow the regulations, provide an updated site plan and verify distance from data center location to residences, Lukasiewicz seconded.

Roll Call Vote: Henrie, yes, Lukasiewicz, yes, Junker, yes, Allen, yes, Rolls, yes, Wilson, yes, Hansen, absent, Sidlo, absent, Struss, no.

12. Committee Reports

Chairman's Report – No report, next ADHOC didn't meet because of holidays.

Staff Report – Mignery presented permits for month of December.

13. Next meeting date Monday, February 5, 2024 at 6:00 p.m.

Motion by Henrie to adjourn, second by Rolls, all ayes.